City of Charleston

Board of Architectural Review-LARGE

May 25, 2016

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

Agenda Item 1:

Legal Briefing

Agenda Item 2:

Approval of the minutes for the February 11, 2015 meeting.

Agenda Item 3:

Approval of the minutes for the March 11, 2015 meeting.

Agenda Item 4:

287 Huger Street

Request preliminary approval for five and four-story apartment buildings over parking.

(North Central) / Old City District-Upper

BAR - PRELIMINARY SUBMITTAL

5/16/2016

Sheet Number	Sheet Name
0 OF 42	COVER
1 OF 42	CONTEXT
2 OF 42	CONCEPT
3 OF 42	BAR STAFF COMMENTS
4 OF 42	CIVIL SITE PLAN
5 OF 42	PREVIOUS SITE PLAN
6 OF 42	PRELIMINARY LANDSCAPE PLAN
7 OF 42	PARKING DESIGN PLAN
8 OF 42	POOL COURTYARD CONCEPT PLAN
9 OF 42	LANDSCAPE DETAILS
10 OF 42	FIRST FLOOR PLAN
11 OF 42	SECOND FLOOR PLAN
12 OF 42	THIRD -FOURTH FLOOR PLANS
13 OF 42	FIFTH FLOOR PLAN
14 OF 42	SIXTH FLOOR PLAN
15 OF 42	ROOF PLAN
16 OF 42	NORTH ELEVATIONS
17 OF 42	ENLARGED NORTH ELEVATION
18 OF 42	ENLARGED NORTH ELEVATION
19 OF 42	WEST ELEVATIONS
20 OF 42	ENLARGED WEST ELEVATION
21 OF 42	ENLARGED WEST ELEVATION
22 OF 42	BUILDING IN MOTION - PERSPECTIVES
23 OF 42	SOUTH ELEVATION
24 OF 42	ENLARGED SOUTH ELEVATION
25 OF 42	ENLARGED SOUTH ELEVATION
26 OF 42	EAST ELEVATIONS
27 OF 42	ENLARGED EAST ELEVATION
28 OF 42	ENLARGED EAST ELEVATION
29 OF 42	MATERIALS
30 OF 42	LIGHTING & DETAILS
31 OF 42	BUILDING SECTIONS
32 OF 42	WALL SECTIONS & SECTION DETAIL
33 OF 42	WALL SECTIONS & SECTION DETAILS
34 OF 42	WALL SECTIONS & SECTION DETAILS
35 OF 42	WALL SECTIONS & SECTION DETAILS
36 OF 42	WALL SECTIONS & SECTION DETAILS
37 OF 42	ENLARGED ELEVATION
38 OF 42	PERSPECTIVE
39 OF 42	PREVIOUS PERSPECTIVE
40 OF 42	PERSPECTIVE
41 OF 42	PREVIOUS PERSPECTIVE
42 OF 42	STREETSCAPE ELEVATIONS

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CLINE DESIGN

287 Huger Street
Charleston, SC

0 OF 42
COVER
05/16/16

401 MEETING ST APARTMENTS/ MIXED-USE PROJECT

EAST CENTRAL LOFTS

PALMETTO BREWERY

PALMETTO BREWERY COURTYARD LOOKING TOWARDS HUGER ST

PALMETTO BREWERY COURTYARD LOOKING SOUTH

SITE DATA:

- HEIGHT DISTRICT 80/30: 55' LIMIT (50' FROM HUGER ST), THEN 80' LIMIT
- MU2 / WH
- FLOOD ZONE: AE (EL 13)
- UNITS: 190 (29 WH)
- PARKING SPACES 176 AS REQUIRED

375 AT HUGER ST. BROOKS SIGN BUILDING TO BE DEMOLISHED (BAR APPROVAL RECEIVED 11/2015), PALMETTO BREWERY BUILDING TO REMAIN

EXISTING HOUSING

EXISTING HOUSING @ 375 HUGER ST

EXISTING HOUSING AT 375 HUGER ST

ONE80 PLACE

HUGER ST UNDER I-26

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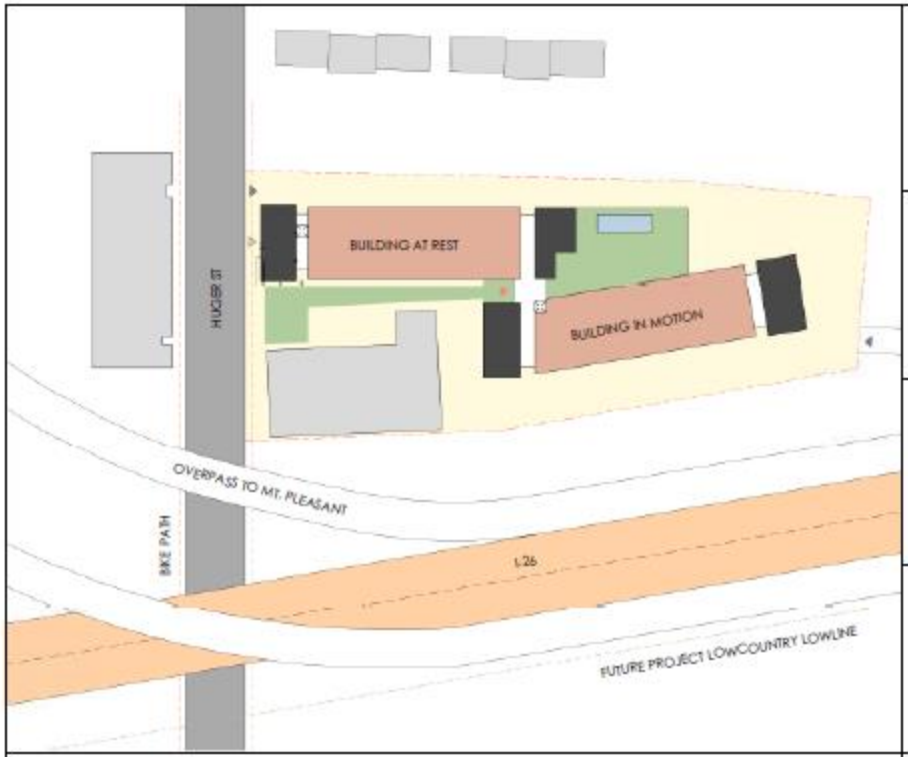
287 Huger Street

Charleston, SC

1 OF 42

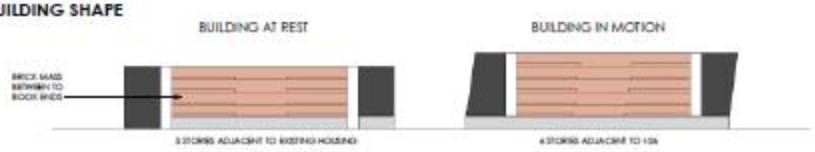
CONTEXT

05/16/16

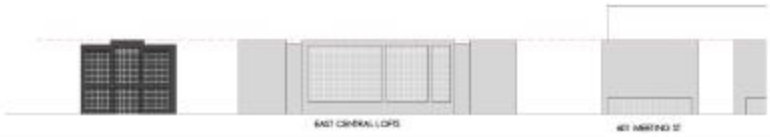


PROJECT MAP

1. BUILDING SHAPE



2. RELATE TO NEW HUGER STREETSCAPE CHARACTER



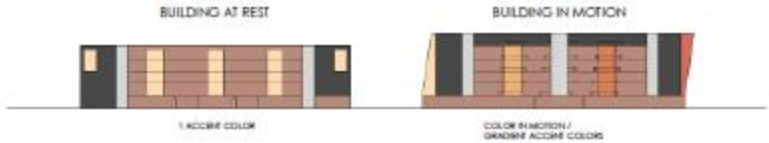
3. REUSE CHARACTERISTICS OF EXISTING INDUSTRIAL BUILDING (BOW TRUSSES)

4. CONNECTION TO PALMETTO BREWERY

FUTURE LOWLINE PROJECT ALONG OLD TRAIN TRACKS / I-26

COLOR IN MOTION

5. COLOR & MATERIAL CONCEPT



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287 Huger Street

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CONCEPT

05/16/16

CITY STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO FREE UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS HYPHEN SHOULD HAVE SAME WINDOW LANGUAGE AS BOOKENDS
5. STUDY 6TH FLOOR FENESTRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE

BAR COMMENTS

7. LIKE PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

PROPOSED DESIGN

PROPOSED DESIGN

PREVIOUS CONCEPTUAL DESIGN (APPROVED 3/09/2016)

PREVIOUS CONCEPTUAL DESIGN

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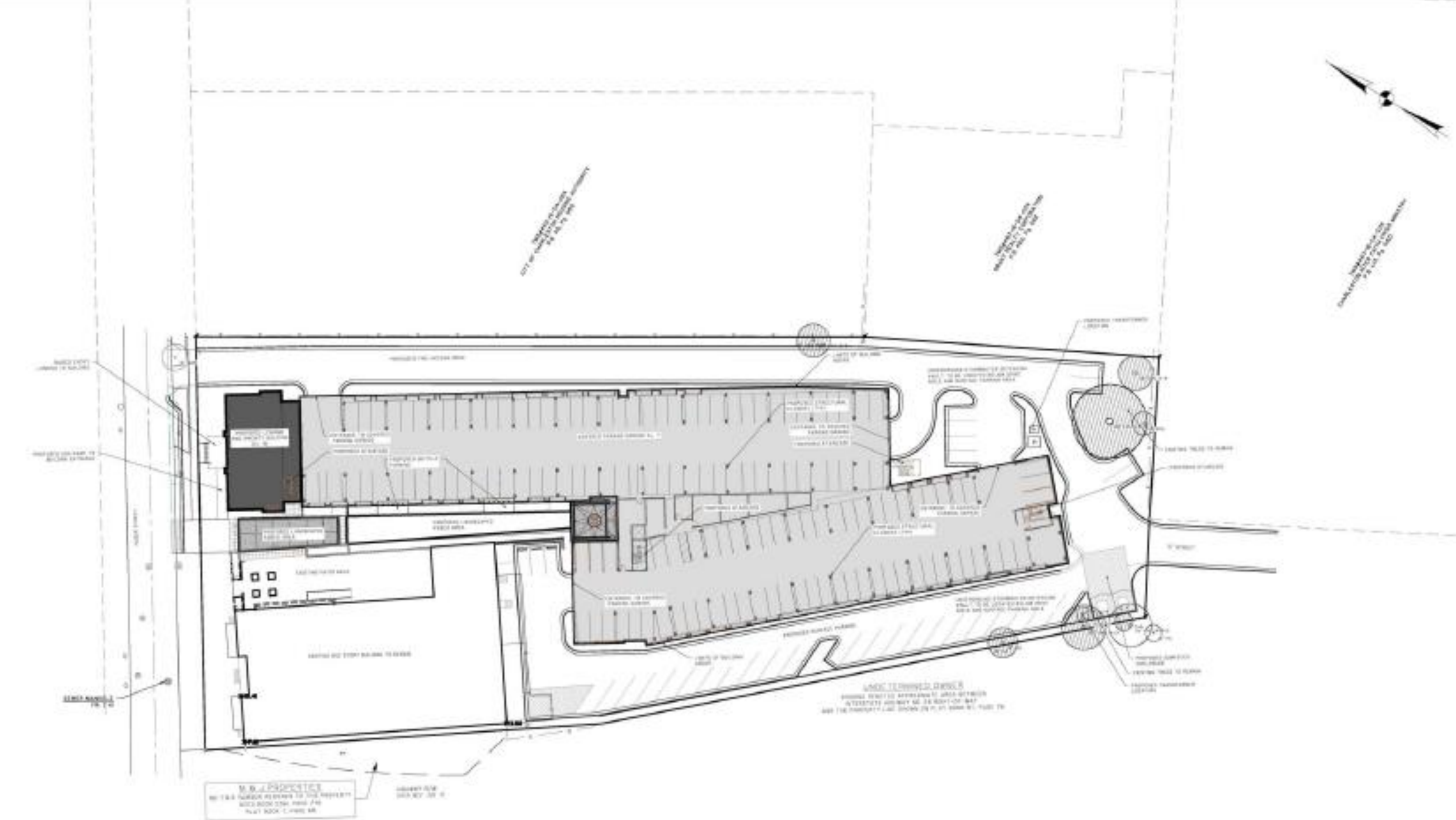
Planning

287 Huger Street

Charleston, SC

BAR/ STAFF COMMENTS

05/16/16



CITY BAR/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO FREE UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS HYPHEN SHOULD HAVE SAME WINDOW LANGUAGE AS BOOKENDS
5. STUDY 4TH FLOOR FENESTRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. USE PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

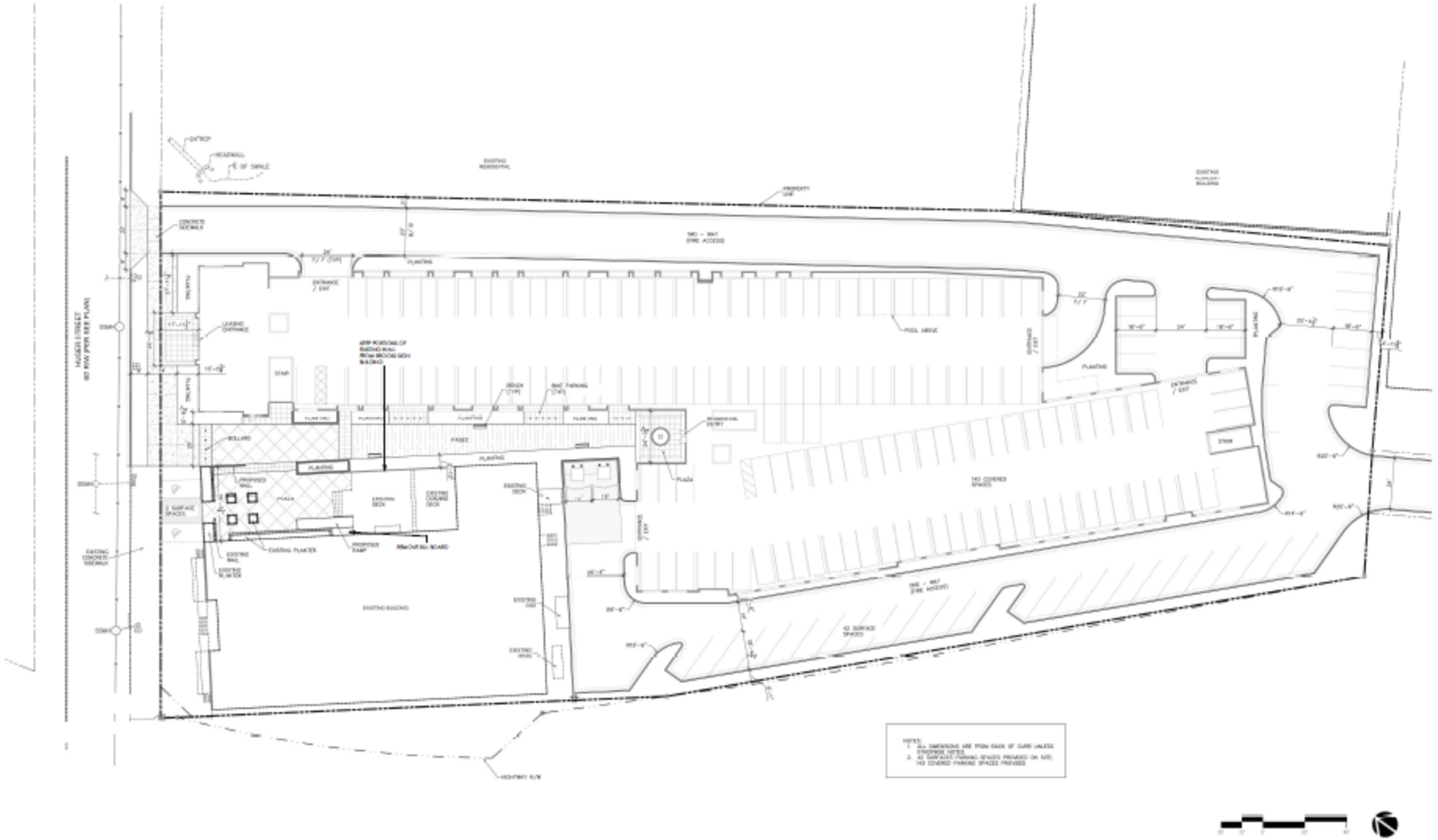
THOMAS & HUTTON

WHITE POINT PARTNERS

CITY OF CHARLESTON, SOUTH CAROLINA

287 HUGER STREET APARTMENTS

CIVIL SITE PLAN



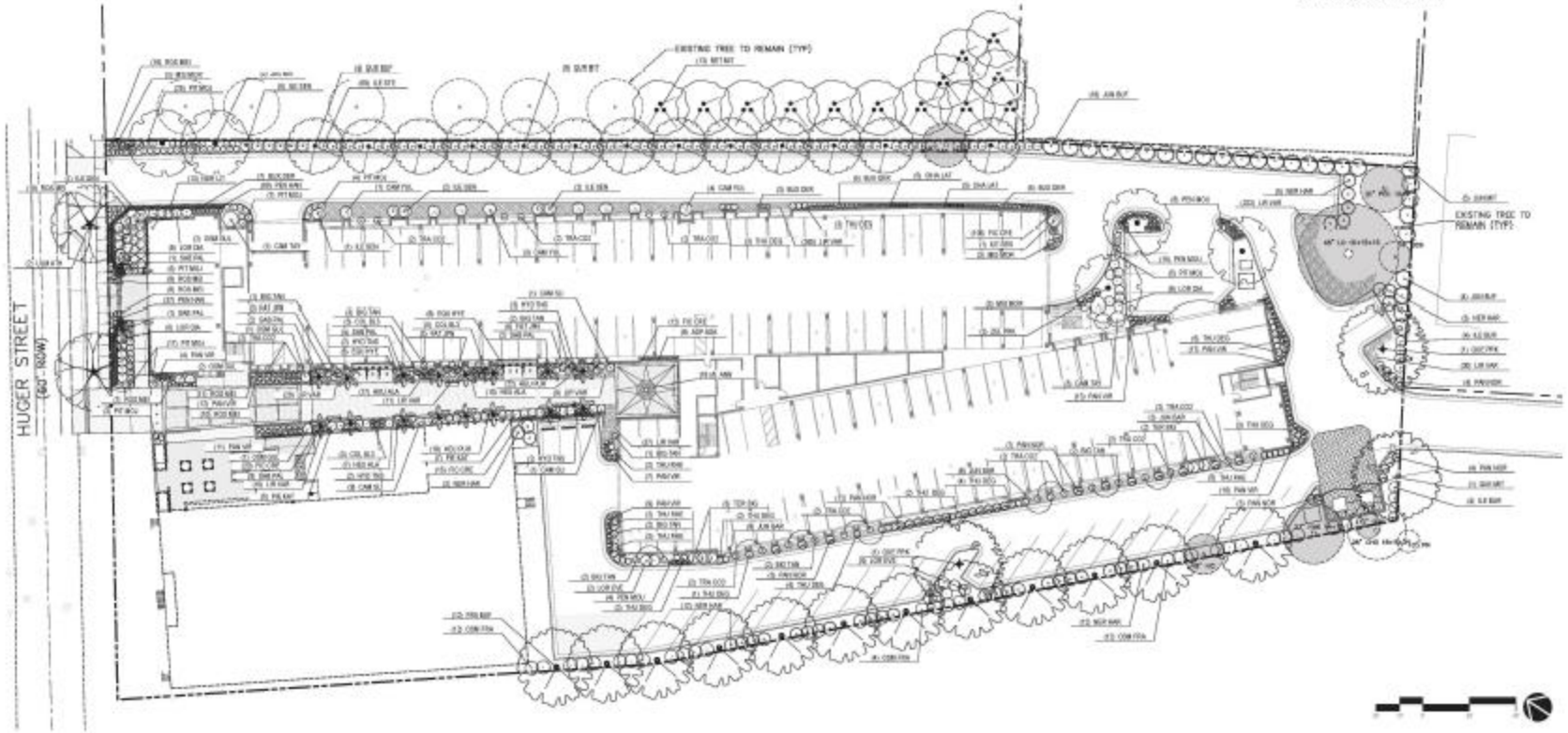
287 Huger Street | 05/16/16 | 216026

Charleston, South Carolina

PREVIOUS SITE PLAN

5 OF 42

Landscape Schedule



CLINE DESIGN

KEY BAR/STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO RAISE UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS HYPHEN SHOULD HAVE SAME WINDOW LANGUAGE AS BOOKENDS
5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street | 05/16/16 | 215026

Charleston, South Carolina

Preliminary Landscape Plan

287 Huger Street | 05/16/16
Charleston, South Carolina

215028

CLINE DESIGN

Paseo Design Plan


4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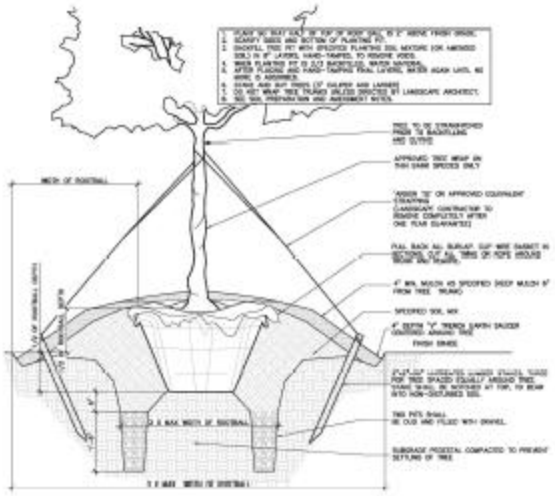
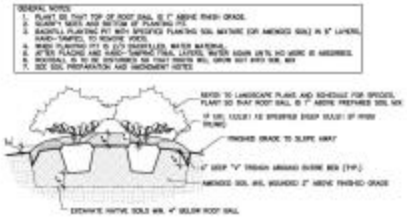
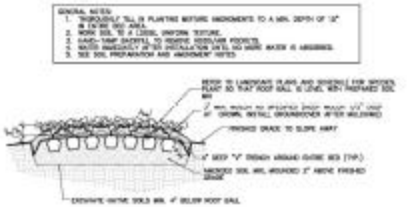






Landscape Details

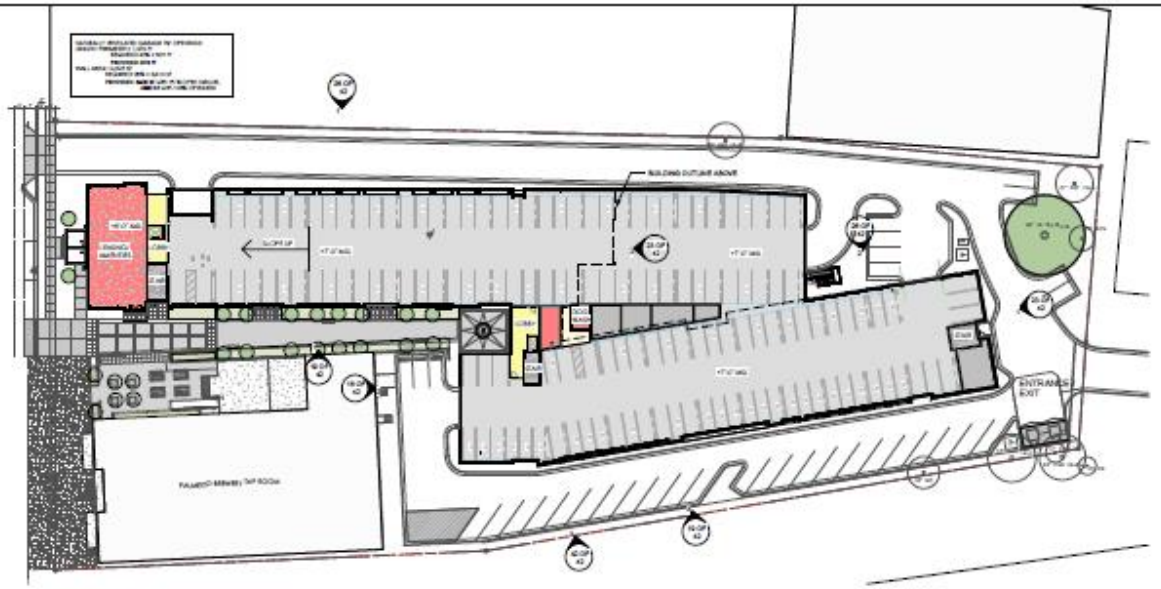
UNDERSTORY TREES	Botanical	Common	Cal.			Quantity	Total Cal in
FRA CAR	Fraxinus pennsylvanica	Green Ash	4	2.5	1.5	12	58
JUN VIR2	Juniperus virginiana 'Brodie'	Brodie Columnar Cedar	4	2.5	1.5	22	88
QUE PAC	Quercus phellos Ascender 'GPS Ascender'	Willow Oak	4	2.5	1.5	4	16
ISLAND TREES	Botanical	Common	Cal.			Quantity	Total Cal in
QUE VIR	Quercus virginiana	Southern Live Oak	4	2.5	1.5	2	8
ZEL SER	Zelkova serrata 'Green Vase'	Green Vase Zelkova	4	2.5	1.5	2	8.5
STREET TREES	Botanical	Common	Cal.			Quantity	Total Cal in
ULM ATM	Ulmus parvifolia 'Athena'	Athena Elm	4.50	3.5	3.75	1	3.8

72 UPSIZED CAL IN CREDIT
182 CAL IN REQ FOR MITIGATION
326 ADDITIONAL SHT CAL IN INVENTORY

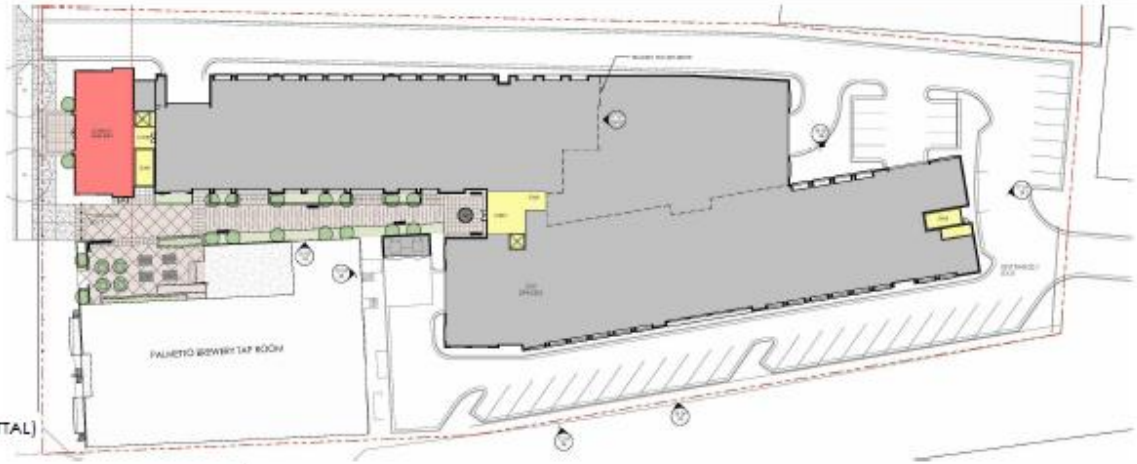
MITIGATION TREES	Botanical	Common	Cal.	Quantity	Total Cal in
BET NIG	Betula nigra 'Heritage'	Heritage River Birch	4	13	52
JUN VIR	Juniperus virginiana 'Brodie'	Brodie Columnar Cedar	4	5	20
QUE SHU	[illegible]	[illegible]	4	9	36
QUE VIR	Quercus virginiana	Southern Live Oak	4	1	4
ZEL SER	Zelkova serrata 'Green Vase'	Green Vase Zelkova	4	2	8

120 MITIGATED CAL IN

Landscape Calculations



1 PROPOSED FIRST FLOOR PLAN



2 PREVIOUS 1ST FLOOR PLAN (CONCEPTUAL SUBMITTAL)

Goff•D'Antonio Associates

34 Radcliffe Street
Charleston, SC 29403
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843.577.2163
www.goff-dantonio.com

Architecture
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Planning

KEY MAY 16th TRC COMMENTS

1. STUDY SIGN LOCATION
2. STUDY PARKING TO WRAP UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS HYPHEN SHOULD HAVE SAME WINDOW LANGUAGE AS ROOFBRIDGE
5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LIKE PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street

Charleston, SC

FIRST FLOOR PLAN

05/16/16

1 PROPOSED 2ND FLOOR PLAN
SCALE: 1" = 30'-0"

2 PREVIOUS 2ND FLOOR PLAN (CONCEPTUAL SUBMITTAL)
SCALE: 1" = 30'-0"

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34 Radcliffe Street
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KEY DAR / STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO PROVIDE UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS HYPHEN SHOULD HAVE SAME WINDOW LANGUAGE AS ROOMLINES
5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street
Charleston, SC

11 OF 42
SECOND FLOOR PLAN
05/16/16

1 PROPOSED 3RD - 4TH FLOOR PLANS
SCALE: 1" = 30'-0"

2 PREVIOUS 3RD - 4TH FLOOR PLAN (CONCEPTUAL SUBMITTAL)
SCALE: 1" = 30'-0"

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KEY BAR/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO FREE UP GREEN SPACE (IF POSSIBLE)
3. ADD SCRIMMY WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
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5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street

Charleston, SC

THIRD -FOURTH FLOOR PLANS

05/16/16

1 PROPOSED 5TH FLOOR PLAN
SCALE: 1" = 30'-0"

2 PREVIOUS 5TH FLOOR PLAN (CONCEPTUAL SUBMITTAL)
SCALE: 1" = 30'-0"

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KEY BAR/ STAFF COMMENTS

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2. STUDY PARKING TO FREE UP GREEN SPACE (IF POSSIBLE)
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6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

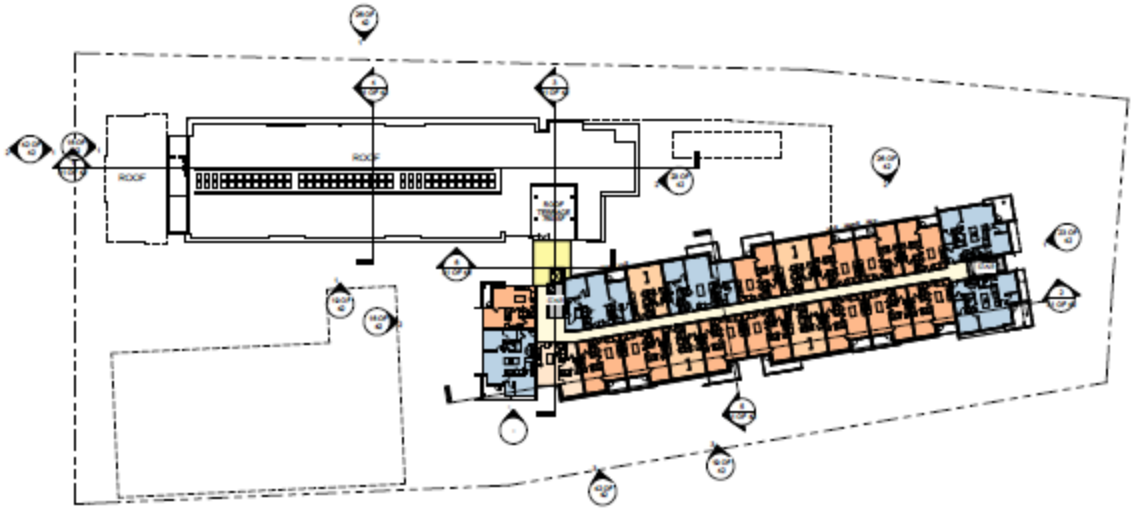
287 Huger Street

Charleston, SC

13 OF 42

FIFTH FLOOR PLAN

05/16/16



1 PROPOSED 6TH FLOOR PLAN
SCALE: 1" = 30'-0"

2 PREVIOUS 6TH FLOOR PLAN (CONCEPTUAL SUBMITTAL)
SCALE: 1" = 30'-0"

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KEY BAR/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO FREE UP GREEN SPACE (IF POSSIBLE)
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5. STUDY 6TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

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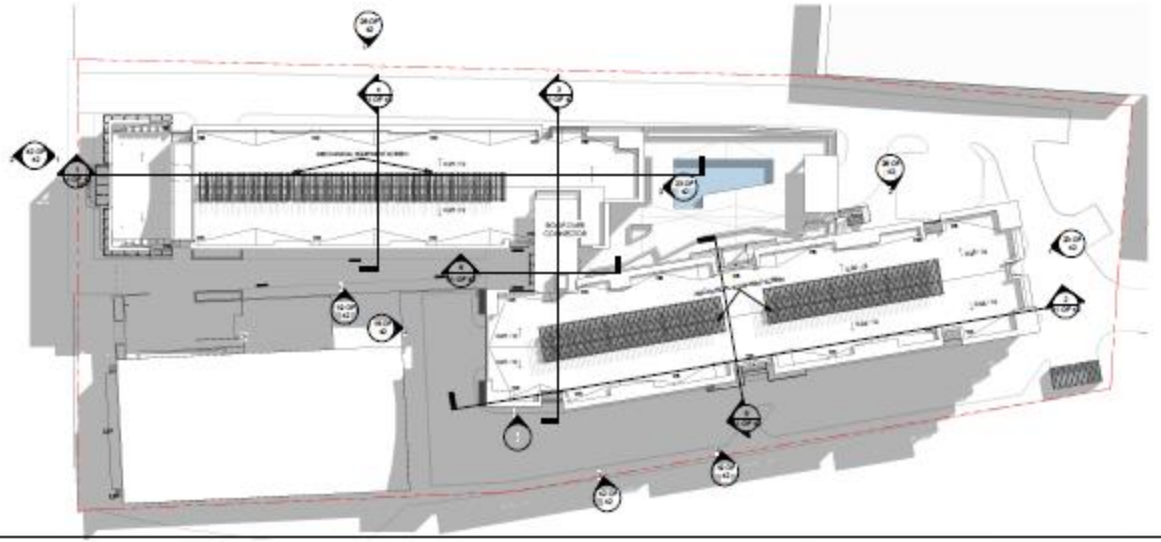
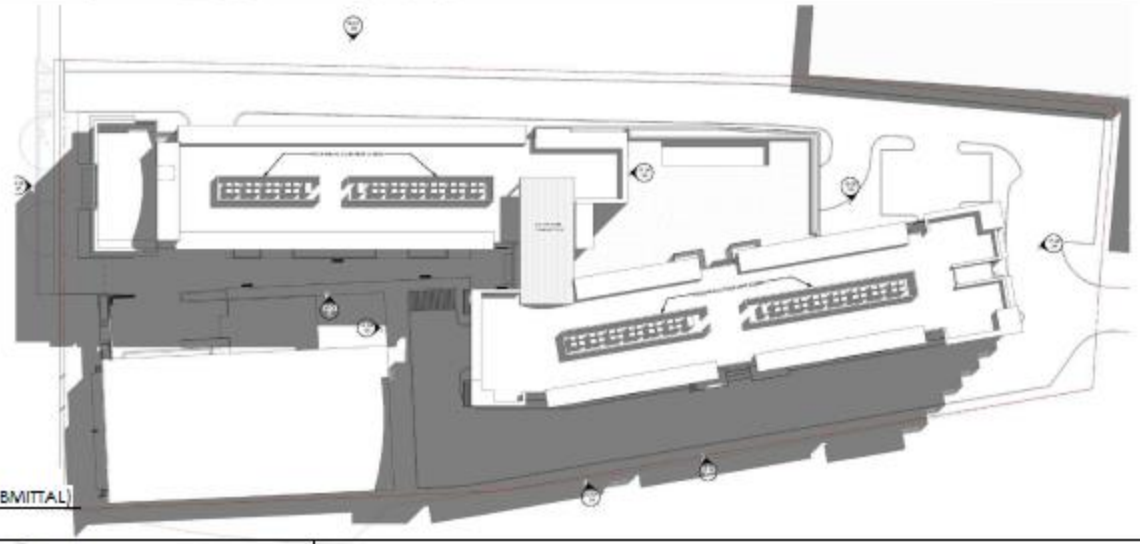
SIXTH FLOOR PLAN
05/16/16



1 PROPOSED ROOF PLAN
SCALE: 1" = 30'-0"



2 PREVIOUS ROOF PLAN (CONCEPTUAL SUBMITTAL)
SCALE: 1" = 30'-0"

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DRT MAY STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO PROVIDE UP GREEN SPACE (IF POSSIBLE)
3. ADD SCRIMMY WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS HYPHEN SHOULD HAVE SAME WINDOW LANGUAGE AS BOOKENDS
5. STUDY 4TH FLOOR PENETRATION & SETBACK. (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCRIMMING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street

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ROOF PLAN

05/16/16

1 NORTH ELEVATION 1 - BUILDING AT REST

PROPOSED VIEW FROM HUGER ST

2 NORTH ELEVATION 2 - BUILDING IN MOTION

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DRT MAY STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO PROVIDE UP GREEN SPACE (IF POSSIBLE)
3. ADD SCRIMM WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
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5. STUDY 4TH FLOOR PENETRATION & SETBACK. (PENTHOUSE LOOK)
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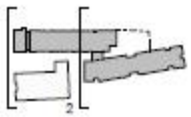

NORTH ELEVATIONS

05/16/16

1 PROPOSED ENLARGED NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"

2 PREVIOUS ENLARGED NORTH ELEVATION 1 (CONCEPTUAL SUBMITTAL)
SCALE: 1/8" = 1'-0"

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KEY BAR/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO KEEP UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS ATPHER SHOULD HAVE SAME WINDOW LANGUAGE AS ROOMS/HDS
5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street
Charleston, SC

ENLARGED NORTH ELEVATION
05/16/16

1 PROPOSED ENLARGED WEST ELEVATION 2
SCALE: 1/8" = 1'-0"

2 PREVIOUS ENLARGED WEST ELEVATION 2 (CONCEPTUAL SUBMITTAL)
SCALE: 1/8" = 1'-0"

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KEY BAR/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO PROVIDE GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS ATRIUM SHOULD HAVE SAME WINDOW LANGUAGE AS ROOMS/HDS
5. STUDY 4TH FLOOR PENETRATION & SETBACK (PARAPHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street

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18 OF 42

ENLARGED NORTH ELEVATION

05/16/16

1 WEST ELEVATION 1 - BUILDING AT REST

COLOR/ MATERIAL CONCEPT

3 WEST ELEVATION 2 - BUILDING IN MOTION

COLOR/ MATERIAL CONCEPT

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Architecture
Interiors
Planning

KEY MAP/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO PROVIDE GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS HYPHEN SHOULD HAVE SAME WINDOW LANDSCAPE AS ROOMS/HES
5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
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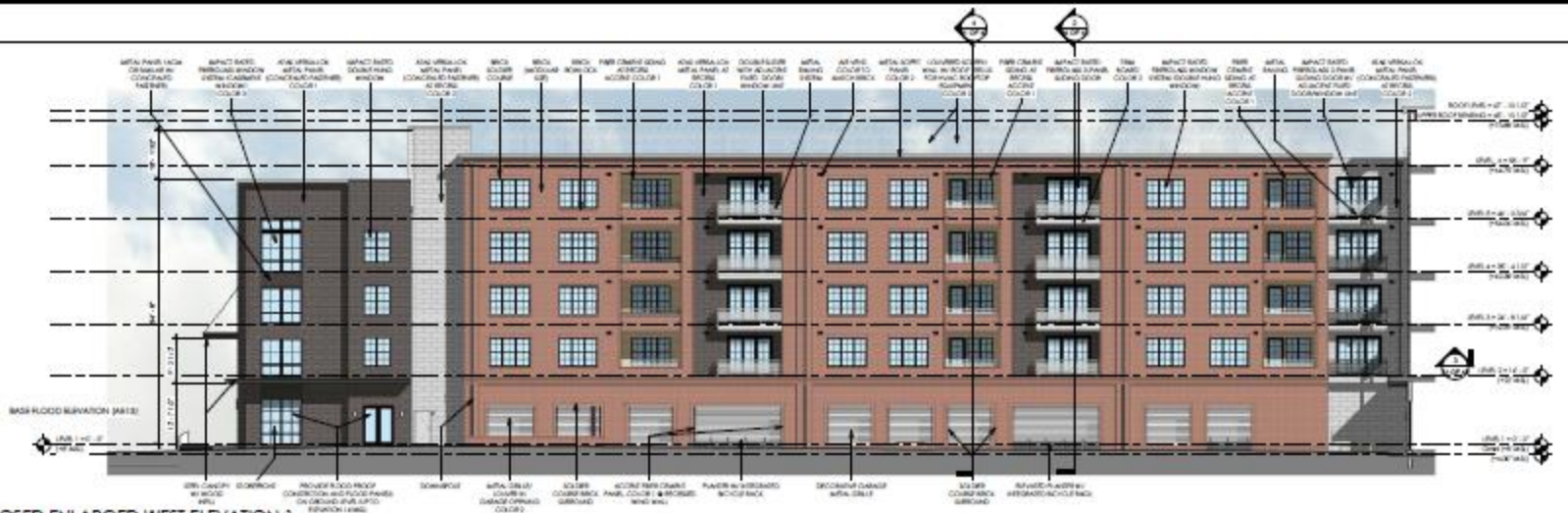
287 Huger Street

Charleston, SC

19 OF 42

WEST ELEVATIONS

05/16/16



1 PROPOSED ENLARGED WEST ELEVATION 1
SCALE: 3/32" = 1'-0"

2 PREVIOUS ENLARGED WEST ELEVATION 1 (CONCEPTUAL SUBMITTAL)
SCALE: 3/32" = 1'-0"

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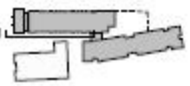
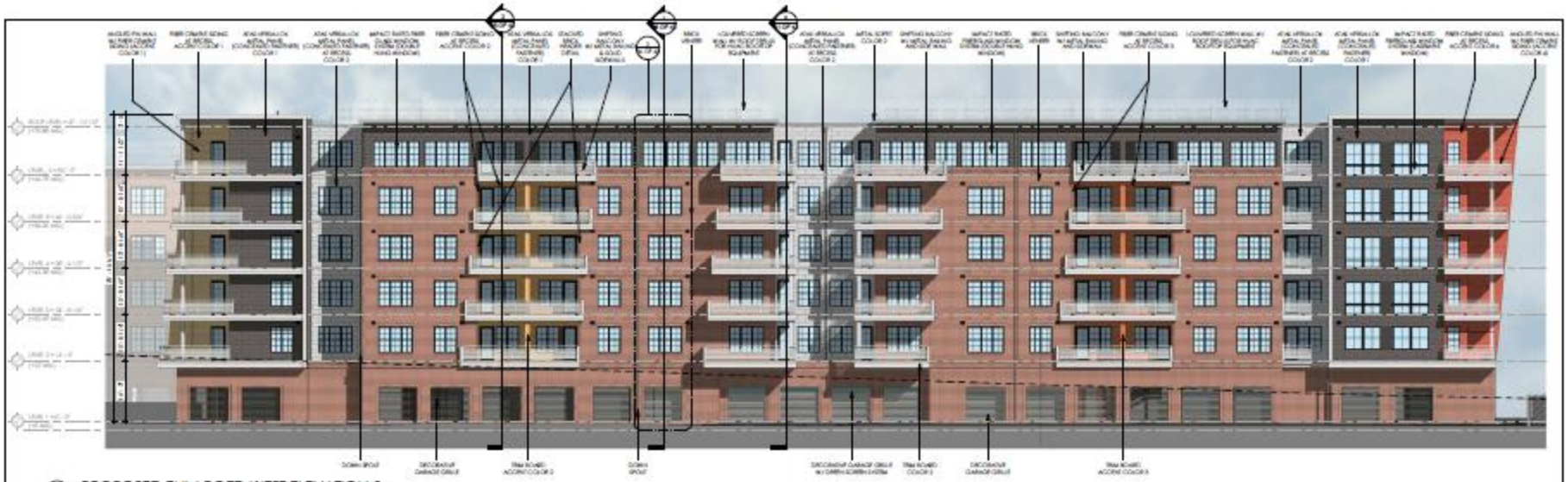
Charleston, SC



ENLARGED WEST ELEVATION
05/16/16



1 PROPOSED ENLARGED WEST ELEVATION 2
SCALE: 3/32" = 1'-0"

2 PREVIOUS ENLARGED WEST ELEVATION 2 (CONCEPTUAL SUBMITTAL)
SCALE: 3/32" = 1'-0"

Goff•D'Antonio Associates

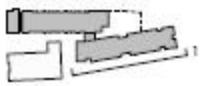
Architecture
Interiors
Planning

KEY BAR/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO KEEP UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS ATRIUM SHOULD HAVE SAME WINDOW LANGUAGE AS ROOMS/ENDS
5. STUDY 45th FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street

Charleston, SC



ENLARGED WEST ELEVATION

05/16/16

BUILDING IN MOTION - OVERLOOKING PALMETTO BREWERY BUILDING

BUILDING IN MOTION SHIFTING BALCONIES AT RECESS

BUILDING IN MOTION - FACING I-26 TOWARDS DOWNTOWN

BUILDING IN MOTION - WEST ELEVATION

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Architecture
Interiors
Planning

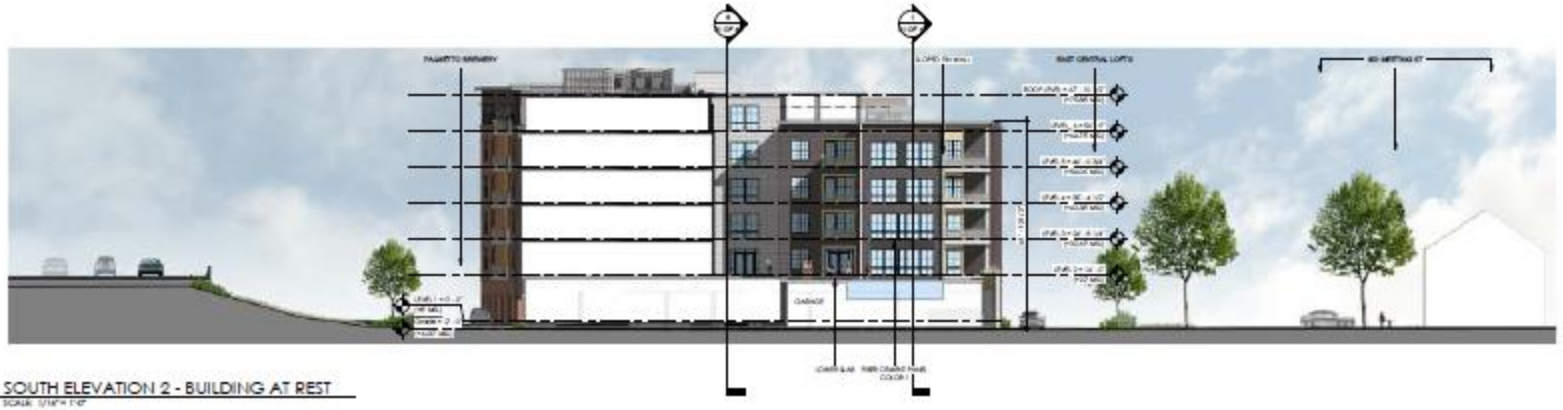
287 Huger Street

Charleston, SC

BUILING IN MOTION - PERSPECTIVES

05/16/16

1 SOUTH ELEVATION 1 - BUILDING IN MOTION



2 SOUTH ELEVATION 2 - BUILDING AT REST

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Architecture
Interiors
Planning

KEY MAP/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO PROVIDE UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS HYPHEN SHOULD HAVE SAME WINDOW LANDSCAPE AS ROOSHES
5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

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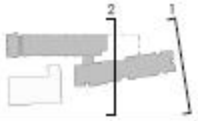
Charleston, SC



SOUTH ELEVATION

05/16/16

1 PROPOSED ENLARGED SOUTH ELEVATION 1

2 PREVIOUS ENLARGED SOUTH ELEVATION 1 (CONCEPTUAL SUBMITTAL)

Goff•D'Antonio Associates

Architecture
Interiors
Planning

KEY BAR/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO KEEP UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS ATRIUM SHOULD HAVE SAME WINDOW LANDSCAPE AS ROOMS/BEDS
5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street

Charleston, SC

ENLARGED SOUTH ELEVATION

05/16/16

1 PROPOSED ENLARGED SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"

2 PREVIOUS ENLARGED SOUTH ELEVATION 2 (CONCEPTUAL SUBMITTAL)
SCALE: 1/8" = 1'-0"

Goff•D'Antonio Associates

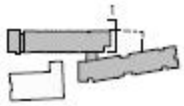
Architecture
Interiors
Planning

KEY BAR/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO KEEP UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS ATTPHER SHOULD HAVE SAME WINDOW LANGUAGE AS ROOMINGS
5. STUDY 4TH FLOOR PENETRATION & DETRACE (PARKHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street

Charleston, SC



25 OF 42

ENLARGED SOUTH ELEVATION

05/16/16

1 EAST ELEVATION 1 - BUILDING AT REST
SCALE: 1/16" = 1'-0"

2 EAST ELEVATION - BUILDING IN MOTION
SCALE: 1/16" = 1'-0"

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Architecture
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Planning

KEY MAP / STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO PROVIDE GREEN SPACE (IF POSSIBLE)
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6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES, WITH MORE STUDY
8. STUDY COLOR SCHEME / PERHAPS ADD COLORS

287 Huger Street

Charleston, SC

26 OF 42

EAST ELEVATIONS

05/16/16

1 PROPOSED ENLARGED EAST ELEVATION 1

2 PREVIOUS ENLARGED EAST ELEVATION 1 (CONCEPTUAL SUBMITTAL)

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Architecture
Interiors
Planning

KEY BAR/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO FREE UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
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5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street

Charleston, SC

27 OF 42

ENLARGED EAST ELEVATION

05/16/16

1 PROPOSED ENLARGED EAST ELEVATION 2
SCALE: 3/32" = 1'-0"

2 PREVIOUS ENLARGED EAST ELEVATION 2 (CONCEPTUAL SUBMITTAL)
SCALE: 3/32" = 1'-0"

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KEY BAR/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO KEEP UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS KITCHEN SHOULD HAVE SAME WINDOW LANGUAGE AS BEDROOMS
5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street
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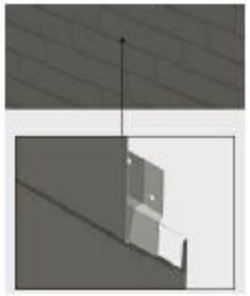
ENLARGED EAST ELEVATION
05/16/16

METAL PANEL



ATAS VERSA LOK PANEL: MP COLOR 1: DARK GRAY

- 12" X 36" INTERLOCKING MODULE
- AT BOOKENDS
- AT SOME RECESSED BALCONIES

METAL PANEL

MP COLOR 2: LIGHT GRAY

- 12" X 36" INTERLOCKING MODULE
- IN RECESSED AREAS & CONNECTOR

WOOD

STAINED WOOD

- TONGUE AND GROOVE INFILL
- AT CANOPIES ON HUGER ST & CONNECTOR

BRICK

COLOR: RED BROWN, SMOOTH FINISH, STRAIGHT EDGE, MORTAR COLOR: LIGHT GRAY

- MODULAR SIZE
- BODY OF BUILDING

BALCONY RAILING

PERFORATED METAL INFILL PANELS (ALUMINUM) SQUARE PATTERN, COLOR 2: LIGHT GRAY

- AT BALCONIES
- AT ROOFTOP
- SIMILAR DETAIL AT GARAGE OPENINGS

METAL/ FIBER CEMENT PANEL

COLOR 1: DARK GRAY

- METAL CANOPY
- METAL BRACKETS
- METAL PANELS BETWEEN WINDOWS
- FIBER CEMENT INFILL PANELS

METAL SOFFIT PANEL/ TRIM

COLOR 2: LIGHT GRAY

- BALCONY TRIM BOARD
- GARAGE LOUVERS,
- ROOFTOP SCREENS+ TRELLIS

WINDOW/ STOREFRONT FRAME

COLOR: DARK BRONZE

- WINDOW AND STOREFRONT FRAME

COLOR IN MOTION

ACCENT COLORS: FIBER CEMENT SIDING - SMOOTH FINISH

ACCENT COLOR 1

- BUILDING 1
- BUILDING 2 NORTH

ACCENT COLOR 2

- BUILDING 2 WEST

ACCENT COLOR 3

- BUILDING 2 WEST

ACCENT COLOR 3

- BUILDING 2 SOUTH

- HARDIE PLANK LAP SIDING, SIZE: 7.25 WIDE, 6" EXPOSURE, SMOOTH FINISH
- AT RECESSED BALCONIES, GARAGE OPENING SIDE WALLS, BALCONY SIDE WALLS, ANGLED FIN WALLS

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LEDGE – model: WS-W14
LED Outdoor Sconce Luminaire

Fixture Type:
Catalog Number:
Project:
Location:

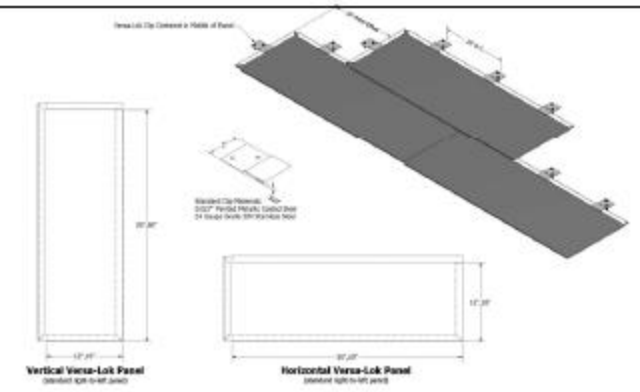
PRODUCT DESCRIPTION

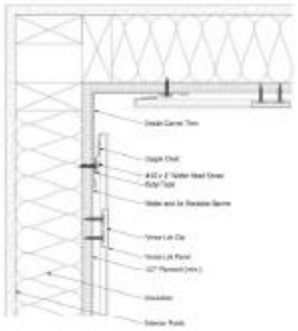
FEATURES

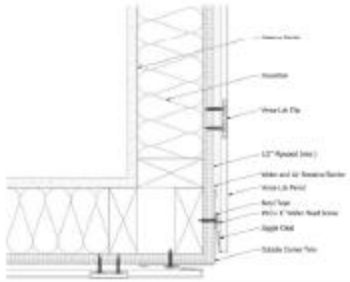
SPECIFICATIONS

RUBIX – model: WS-W25
LED Outdoor

Fixture Type:
Catalog Number:
Project:
Location:







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34 Rutledge Street
Charleston, SC 29403
843 577 9154
843 577 2163
www.goff-dantonio.com

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287 Huger Street

Charleston, SC

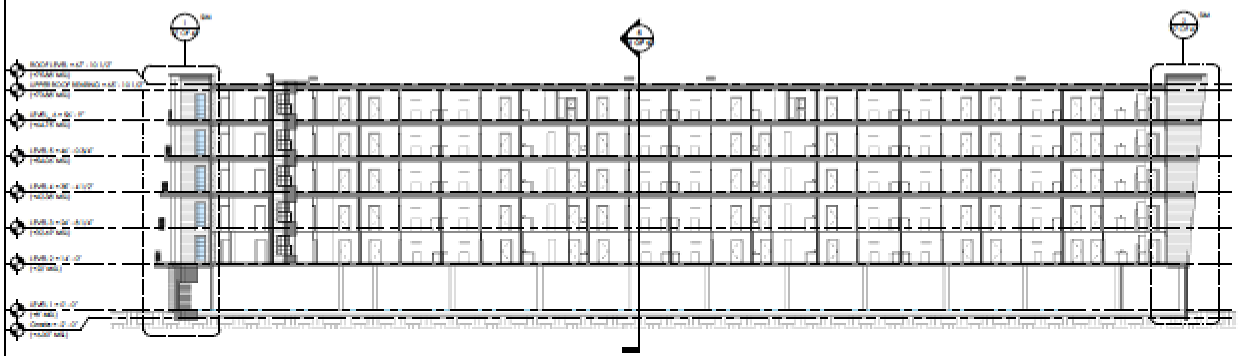
30 OF 42

LIGHTING & DETAILS

05/16/16

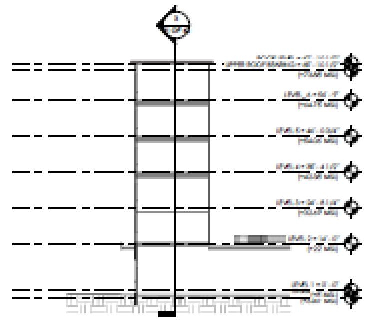
1 N/S SECTION - BUILDING AT REST

SCALE: 1/16" = 1'-0"



2 N/S SECTION - BUILDING IN MOTION

SCALE: 1/16" = 1'-0"

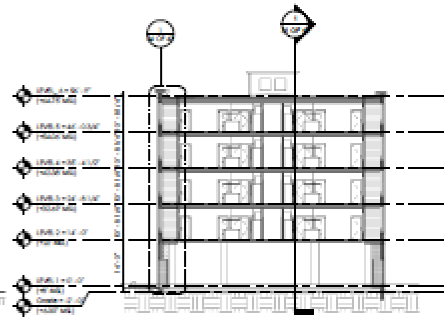


6 N/S SECTION - CONNECTOR

SCALE: 1/16" = 1'-0"

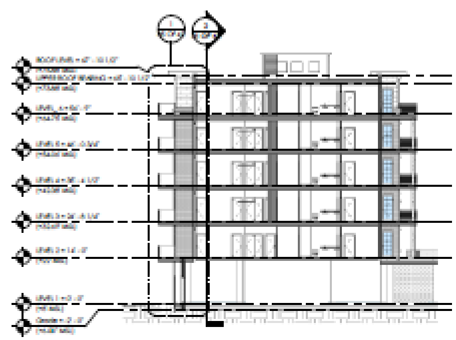
3 E/W SECTION 1

SCALE: 1/16" = 1'-0"



4 E/W SECTION - BUILDING AT REST

SCALE: 1/16" = 1'-0"



5 E/W SECTION - BUILDING IN MOTION BALCONY

SCALE: 1/16" = 1'-0"

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Architecture
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Planning

287 Huger Street

Charleston, SC

REV.	DESCRIPTION	DATE

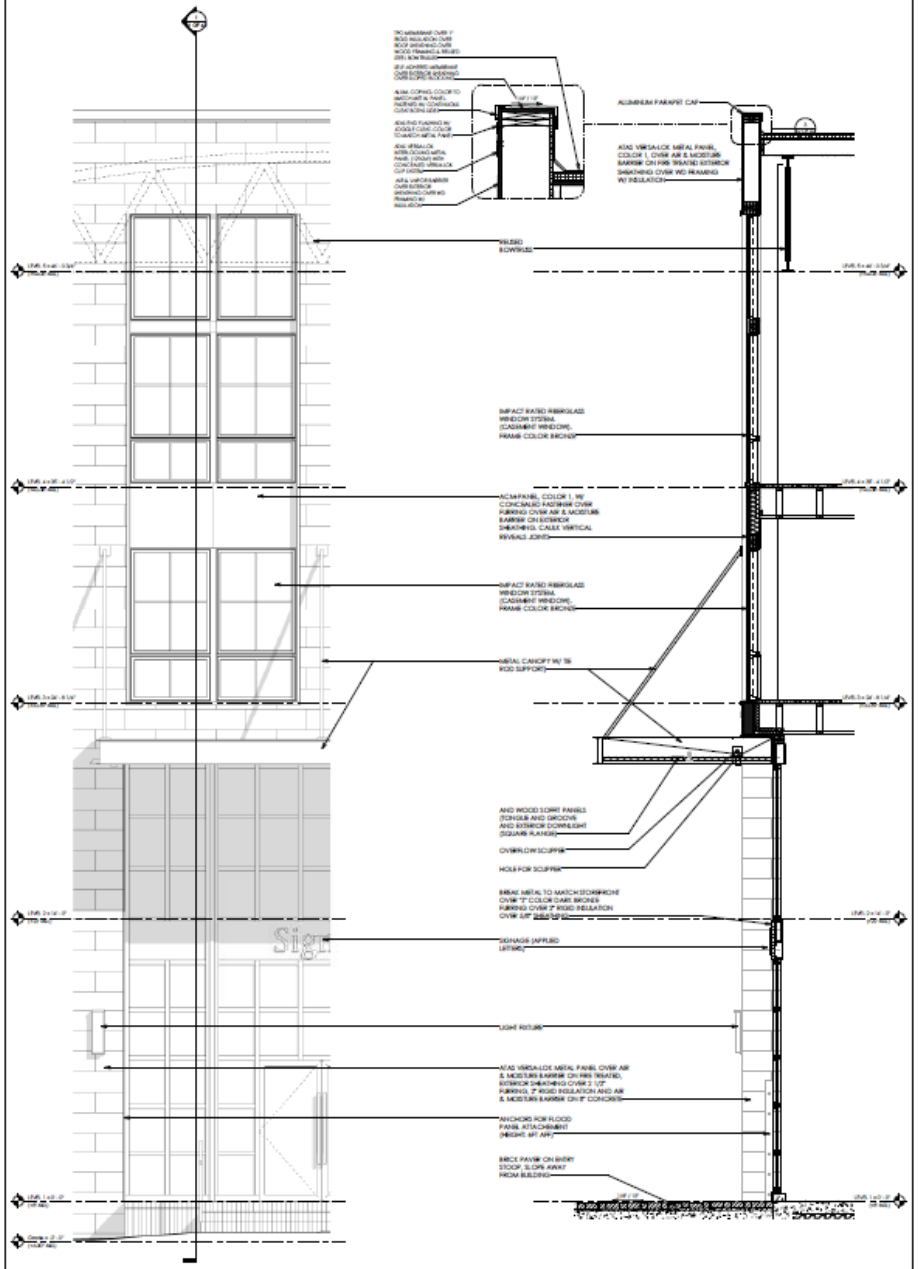
PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE: BUILDING SECTIONS

DRAWN BY: Author

PROJ. COORD.: Checker

DRAWING NO.



2 ENLARGED NORTH ELEVATION
SCALE: 1/2" = 1'-0"

1 WALL SECTION - MAIN ENTRY
SCALE: 1/2" = 1'-0"

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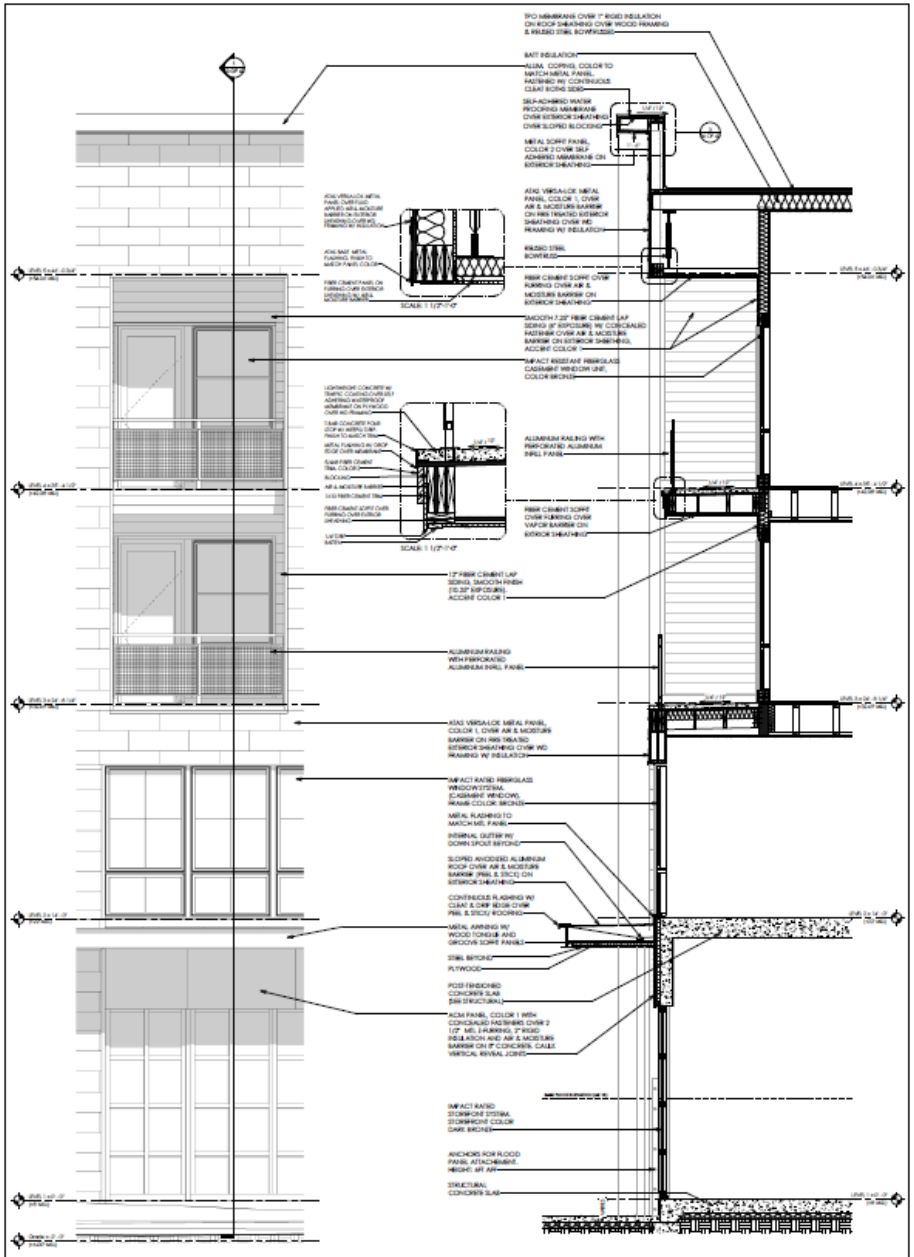
287 Huger Street

32 OF 42
WALL SECTIONS & SECTION DETAIL



② ENLARGED NORTH ELEVATION 1 - Callout 1
SCALE: 1/2"= 1'-0"

① WALL SECTION - FRONT BUILDING
SCALE: 1/2"= 1'-0"

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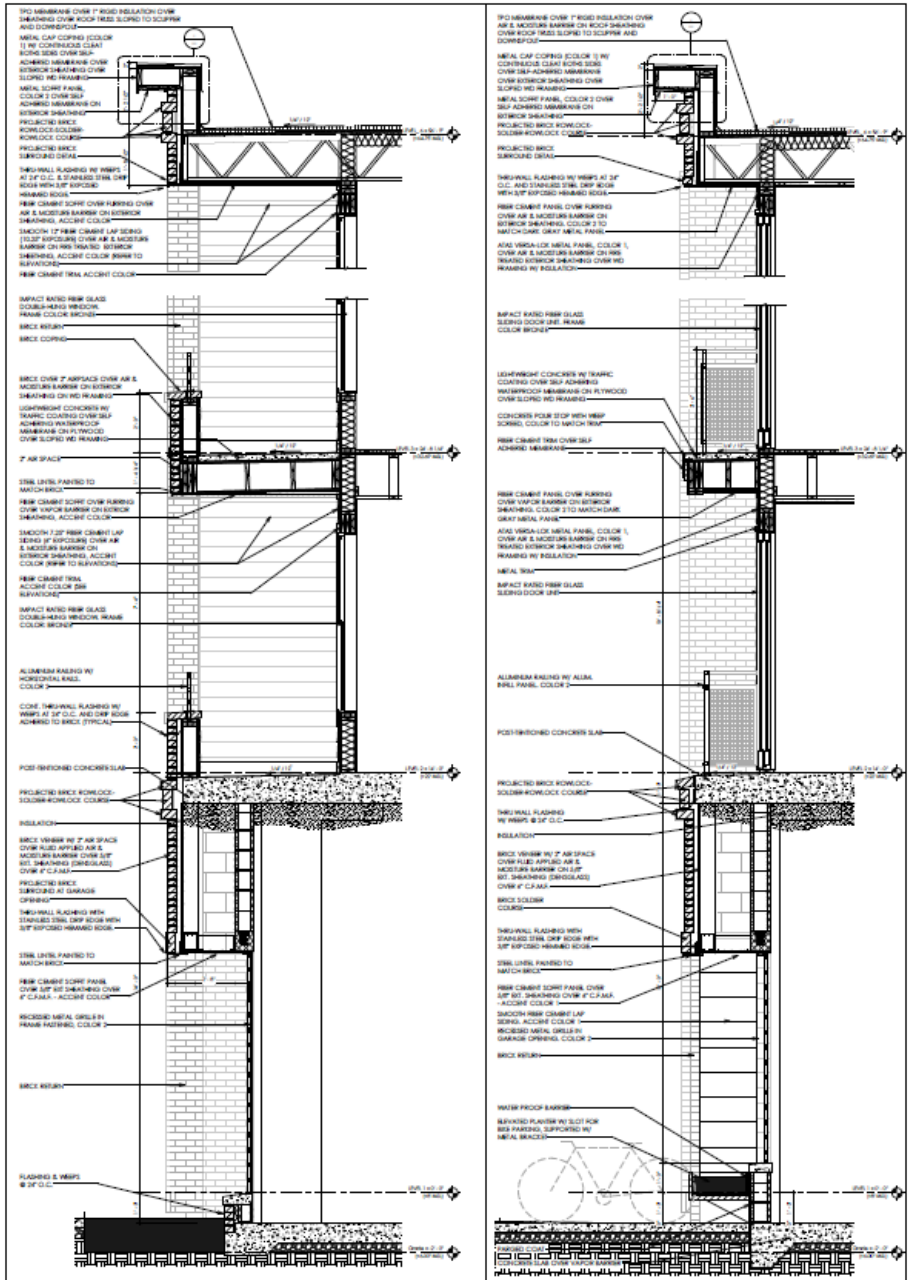
287 Huger Street

33 OF 42
WALL SECTIONS & SECTION DETAILS



1 WALL SECTION - RECESSED BALCONY
SCALE: 3/4" = 1'-0"

2 WALL SECTION SEMI-RECESSED BALCONY
SCALE: 3/4" = 1'-0"

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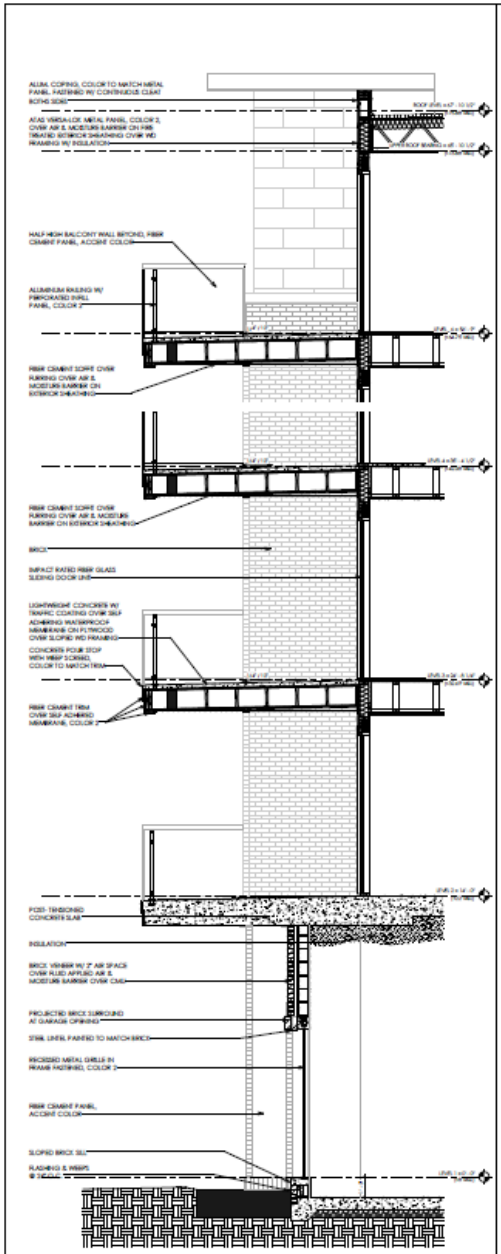
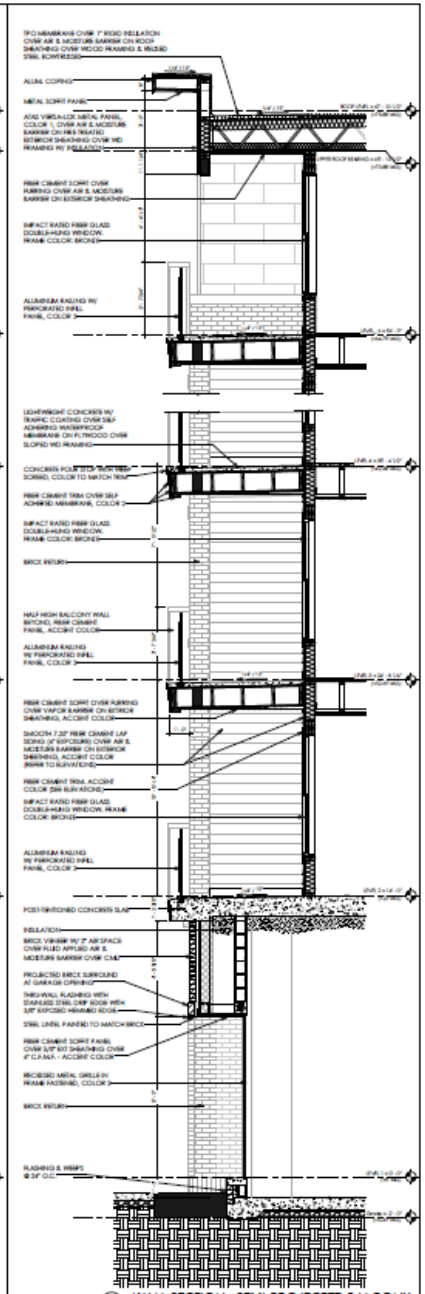
287 Huger Street

34 OF 42

WALL SECTIONS & SECTION DETAILS



1 WALL SECTION - PROJECTING BALCONY
SCALE: 1/2" = 1'-0"



2 WALL SECTION - SEMI-PROJECTED BALCONY
SCALE: 1/2" = 1'-0"

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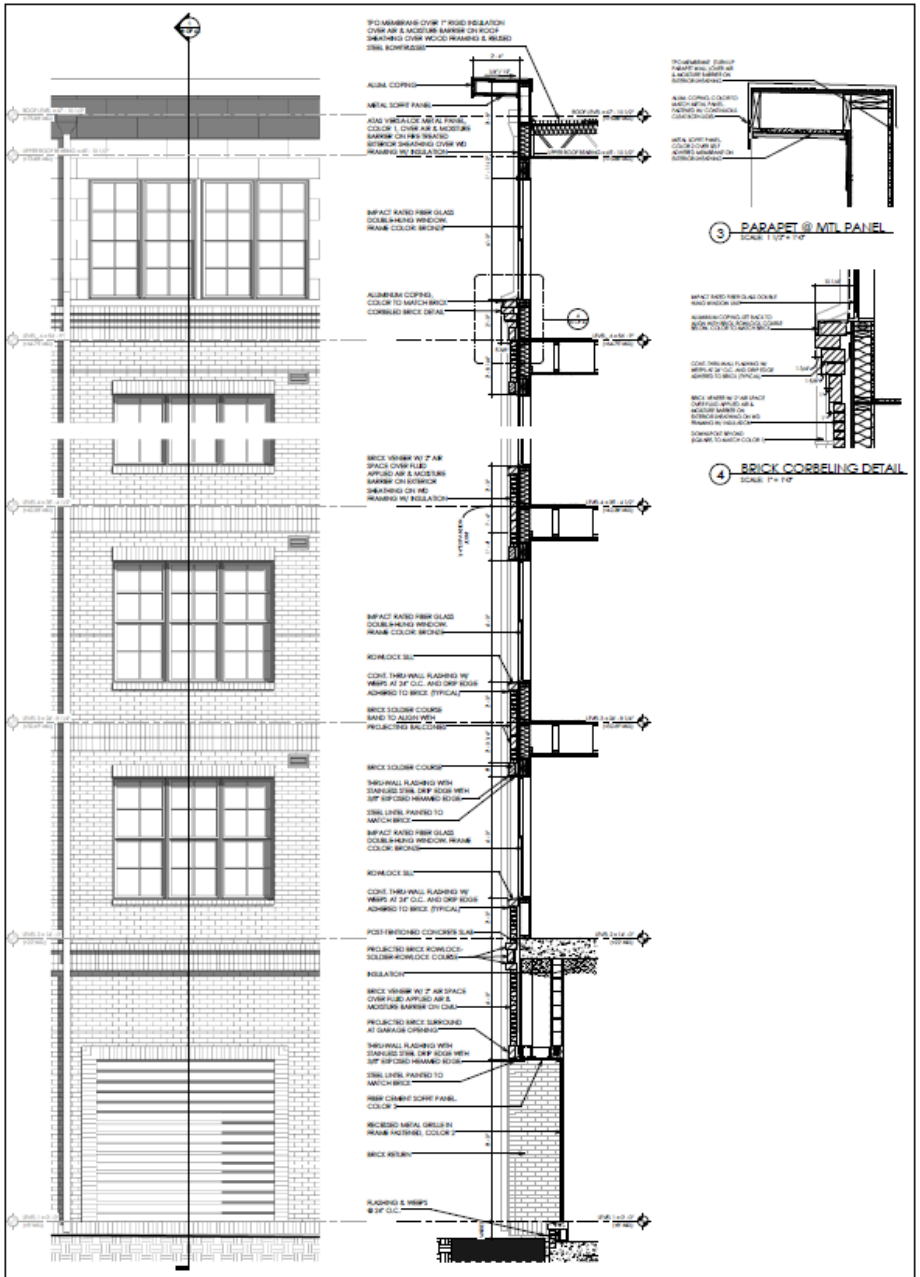
287 Huger Street

35 OF 42
WALL SECTIONS & SECTION DETAILS



2 WEST ELEVATION CALLOUT - BLDG. IN MOTION
SCALE: 1/2" = 1'-0"

1 WALL SECTION - BRICK & METAL PANEL
SCALE: 1/2" = 1'-0"

3 PARAPET @ MTL PANEL
SCALE: 1 1/2" = 1'-0"

4 BRICK CORBELING DETAIL
SCALE: 1" = 1'-0"

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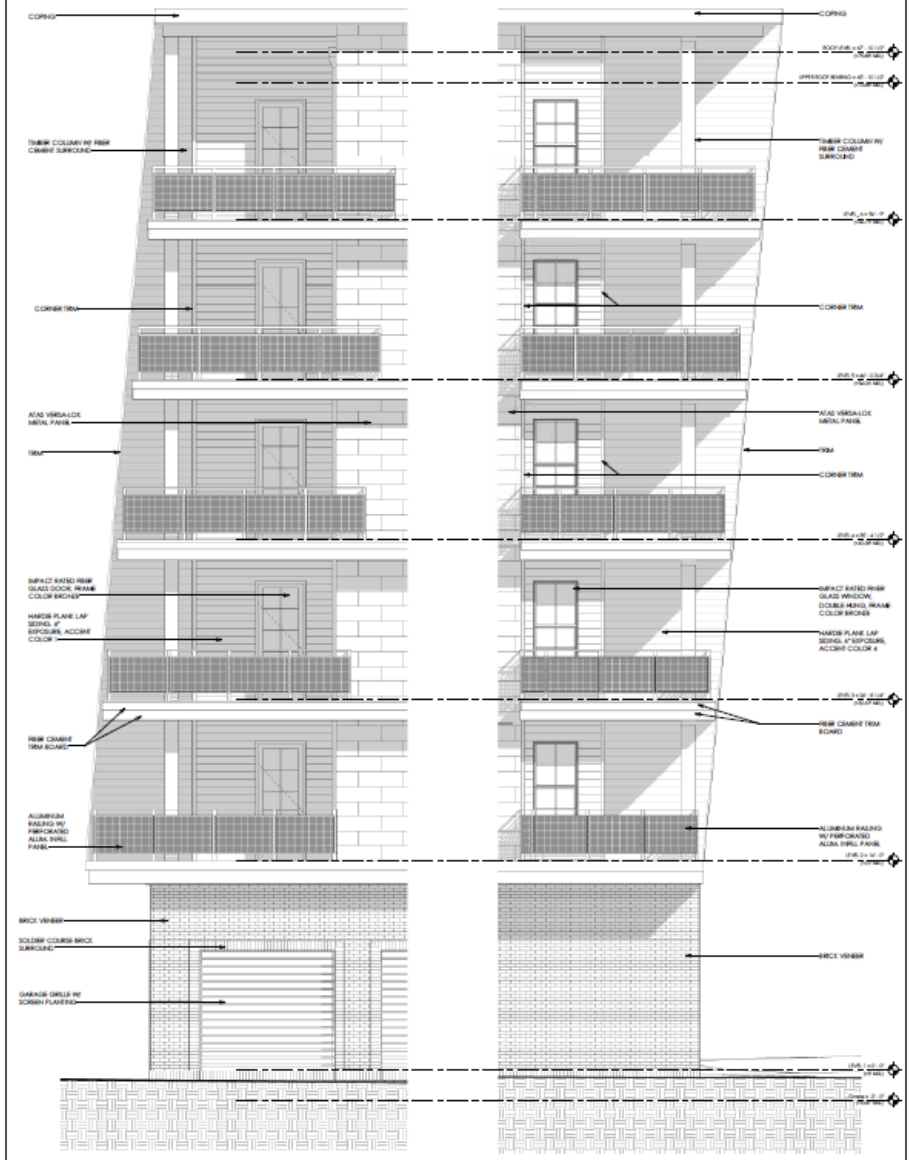
287 Huger Street

WALL SECTIONS & SECTION DETAILS



1 WALL SECTION - SHIFTING BALCONY 1
SCALE: 3/8" = 1'-0"

2 WALL SECTION - SHIFTING BALCONY 2
SCALE: 3/8" = 1'-0"

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287 Huger Street

37 OF 42
ENLARGED ELEVATION

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Architecture
Interiors
Planning

KEY BAR / STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO FREE UP GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS KYPHEN SHOULD HAVE SAME WINDOW LANDSCAPE AS ROOMS
5. STUDY 4TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES, WITH MORE STUDY
8. STUDY COLOR SCHEME / PERHAPS ADD COLORS

287 Huger Street

Charleston, SC

PERSPECTIVE

05/16/16

HUGER ST. LOOKING EAST

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Architecture
Interiors
Planning

KEY BAR/ STAFF COMMENTS

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287 Huger Street

Charleston, SC

PREVIOUS PERSPECTIVE

05/16/16

Goff D'Antonio Associates

Architecture
Interiors
Planning

KEY MAP/ STAFF COMMENTS

1. STUDY TRASH LOCATION
2. STUDY PARKING TO PROVIDE MORE GREEN SPACE (IF POSSIBLE)
3. ADD SCREEN WALL ON EAST SIDE TO SEPARATE DRIVE FROM NEIGHBORHOOD
4. GLASS MYRTLE SHOULD HAVE SAME WINDOW LANDSCAPE AS ROOSEVELT
5. STUDY 6TH FLOOR PENETRATION & SETBACK (PENTHOUSE LOOK)
6. HVAC ROOFTOP UNITS NEED SCREENING FROM ABOVE
7. LESS PROJECTING BALCONIES WITH MORE STUDY
8. STUDY COLOR SCHEME/ PERHAPS ADD COLORS

287 Huger Street

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40 OF 42

PERSPECTIVE

05/16/16

PREVIOUS SUBMITTAL : I-26 WESTBOUND (TOWARDS MOUNT PLEASANT - 17N)

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Architecture
Interiors
Planning

KEY MAP/ STAFF COMMENTS

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287 Huger Street

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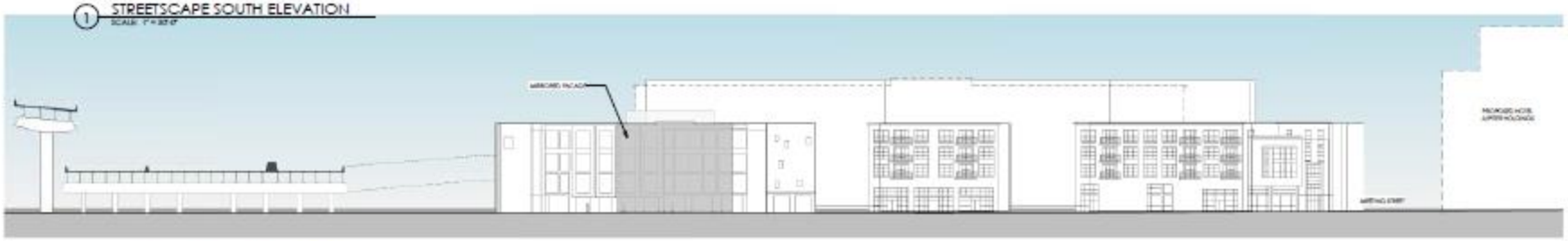
PREVIOUS PERSPECTIVE

05/16/16

1 STREETSCAPE SOUTH ELEVATION



2 STREETSCAPE NORTH ELEVATION

3 STREETSCAPE WEST ELEVATION

Site Key Plan

Goff D'Antonio Associates

Architecture
Interiors
Planning

287 Huger Street

Charleston, SC

42 OF 42

STREETSCAPE ELEVATIONS

05/16/16

287 HUGER STREET

PRELIMINARY REVIEW

MEETING DATE: MAY 25, 2016

DATA SHEETS

1: METAL PANEL

2-4: FLOOD PANEL

5-9: LIGHTING

10-11: RAILING

ATAS INTERNATIONAL, INC.

SPECIFICATION DATA SHEET

1. PRODUCT NAME

VERSA-LOK™ PANEL

VSL123, VSL126, VSL163, VSL166

2. MANUFACTURER

ATAS INTERNATIONAL, INC.
Website: www.atas.com
Email: info@atas.com
Corporate Headquarters:
Allentown, PA 18106
Phone: (610) 395-8445
Fax: (610) 395-9342
Western Facility:
Mesa, AZ 85204
Phone: (480) 558-7210
Fax: (480) 558-7217
Southern Facility:
Maryville, TN 37801
Phone: (800) 468-1441

3. PRODUCT DESCRIPTION

Basic Uses:

Versa-Lok is a modular wall panel with a classic rectangular design. This versatile panel is available in various sizes to satisfy mix-and-match designs. The system utilizes concealed clips and fasteners.

Composition & Materials:

Standard Offerings: Versa-Lok panels are produced from .032 and .040 Aluminum.
Special Offerings: 16 oz. Copper may be specified, subject to minimum quantities and lead time.

Sizes:

Versa-Lok panels are available in standard sizes with a horizontal coverage of 36" or 60" and a vertical coverage of 12" or 16". Inquire for special panel sizes.

Colors & Finishes:

A choice of over 30 standard colors is available in a KYNAR® 500 PVDF or HYLAR® 5000 PVDF finish. (Request color chart or chips). Custom colors available. An anodized finish is available in Clear or Dark Bronze. Texture is smooth.

4. TECHNICAL DATA

KYNAR® 500 PVDF or HYLAR® 5000 PVDF based finishes tested by paint supplier for:
Dry Film Thickness: ASTM D 1005, ASTM D 1400, ASTM D 4138 or ASTM D 5796
Specular Gloss: ASTM D 523
Pencil Hardness: ASTM D 3363
T-Bend Flexibility: ASTM D 4145
Mandrel Bend Flexibility: ASTM D 522
Impact Resistance: ASTM D 2794
Adhesion: ASTM D 3359
Water Immersion Resistance: ASTM D 870
Abrasion Resistance: ASTM D 968
Acid Resistance: ASTM D 1308
Acid Rain Resistance (Kesternich): ASTM G 87 or DIN 50018
Salt Spray: ASTM B 117
Cyclic Salt Spray: ASTM D 5894 and ASTM D 5487
Humidity Resistance: ASTM D 2247
Accelerated Weathering: ASTM D 822 and ASTM G 155, ASTM G 151 or ASTM G 153
Color Retention, Florida Exposure: ASTM D 2244
Chalking Resistance: ASTM D 4214
Cleveland Condensing Cabinet: ASTM D 4585
Cure Test, MEK Resistance: ASTM D 5402
Alkali Resistance, Sodium Hydroxide: ASTM D 1308, Procedure 7.2
Flame Spread Rating: ASTM E 84
Organic coatings meet requirements of AAMA 2605 when applied to aluminum.
Panel testing/ratings:
Aluminum: ASTM B 209
Coil Coating: ASTM A 755
Field Tested and Approved.

5. INSTALLATION

Versa-Lok panels have hems on all four sides. Panels are staggered and are installed from right to left using clips to secure the panel at the top and left edge as work progresses from the bottom of the wall to the top. Panels must be installed over a solid substrate covered with the appropriate water and air barrier system underlayment. Installation details and hands-on training via seminars are available through ATAS. Visit www.atas.com for more information.

6. AVAILABILITY & COST

Availability:

Versa-Lok panels are available through ATAS product distributors. A complete line of related components and trim accessories is available to complete the system. In addition, a complete line of rainware and perimeter roof edge trims can be supplied by ATAS to complement the application. Flat sheet and/or coil stock is available in matching color for fabrication of related components by the installing contractor.

Cost:

Contact ATAS product distributors for current pricing.

7. WARRANTY

The fluoropolymer, KYNAR 500® PVDF or HYLAR 5000® PVDF finish carries a limited warranty against chalking and fading.

8. MAINTENANCE

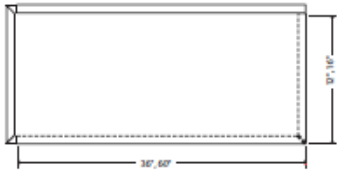
Versa-Lok panels are virtually maintenance free. Surface residue may be easily removed by conventional cleaning methods. For painted products, minor scratches should be touched up with a matching paint, available from the manufacturer.

9. TECHNICAL SERVICES

Complete technical information and literature are available at www.atas.com. ATAS will assist with design ideas and shop drawings.

10. FILING SYSTEM

- www.atas.com/versa-lok
- Additional product information is available from the manufacturer upon request.



FLOOD PANEL™ (STANDARD) FLOOD BARRIER

The **Flood Panel™** flood barrier system is a solid removable flood barrier ideal for single or double door applications. It is engineered to withstand hurricane forces and floodwater hydrostatic impacts. Each panel is specifically engineered to the full "designed flood elevation" (height required), and is edged with a rubber gasket. The panels themselves are connected to the floor and sides of each opening or each other by preinstalled anchors and through-bolts. Panels with a span greater than 4′ can be supported by either a 45-degree brace or a Mid-Span Support Post® (A proprietary design of Flood Panel™) if necessary. We offer design heights from 12″ to over 7′. Custom designs are available that include large panels with no braces.

The system can also be designed with embed mounting plates for the sill and jambs allowing for

easy initial installation as well as rapid deployment. The embed plates are available in primed steel or stainless steel and can be painted to blend with the building color.

This system can be custom designed to suit more or less any wall configuration or site specific condition. See Flood Panel (Custom).

Download installation manual

Request Quote

Vero Beach Waste Water Treatment Plant, Vero Beach, FL

00:00 09:12

Miami Beach Multi-Purpose Parking Garage, Miami Beach, FL

Paramount Bay, Miami, FL

TWITTER FEED

In #NorthCarolina and #SouthCarolina, the best #flood defense is a good offense. http://t.co/vmM2g1yZBc #Carolinafloods #flooding 19 hours ago

A Flood Emergency Response Plan is important when #storms hit. Read more at http://t.co/0OjbYLxVLb #Joaquin #flooddoors 9 days ago

BEFORE CONTACTING US

If you are a residential homeowner, please click here for important information and a form you may use to contact us.
If you are a licensed contractor, engineer, architect or commercial property owner or manager, please click here for a form you may use to contact us.

SOCIAL MEDIA

Phone : 1-888-744-2607

Email : Please click to use form

Address : 5500 Military Trail
#22-220
Jupiter, FL 33458

cornerstone partner AIA

LEDGE – model: WS-W14

LED Outdoor Sconce Luminiare

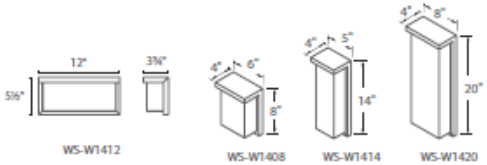
MODERN FORMS
A WAC LIGHTING COMPANY

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

A luminous architectural profile and superior construction make this sconce appropriate for transitional and contemporary interiors or exteriors. Mitered silk-screened glass encases a maximum number of LEDs engineered for optimal illumination. Three sizes allow for cohesive specifications across residential and commercial interior and exterior applications.

FEATURES

- ETL & cETL listed for wet locations, IP65
- CEC Title 24 Compliant
- Low profile design
- Replaceable LED module
- 200° beam angle
- 277V option available for 1408, 1414 and 1220 special order
- 80,000 hour potential life
- **Color Temp: 3000K**
- **CRI: 90**

SPECIFICATIONS

Construction: Aluminum with white mitered glass.

Power: Transformer located in outlet box

Light Source: High output LED

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer

Mounting: Mounts directly to junction box

Finish: Brushed Aluminum (AL), Black (BK). Bronze (BZ), Graphite (GH)

Standards: ETL & cETL listed. ADA compliant.

Installation: Requires Transformer to be recessed within the junction box.

Model	Height	Watt	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W1408	8"	11.5W	120V	525	340	**AL** *Brushed Aluminum*
WS-W1414	14"	19.5W		910	670	**BK** *Black*
WS-W1420	20"	29W		1575	1050	**BZ** *Bronze*
						GH *Graphite*

Example: **WS-W1420-AL**
For 277V special order, add an "F" before the finish: **WS-W1420F-AL**

Model	Length	Watt	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W1412	12"	29W	120V	1200	690	**AL** *Brushed Aluminum*
						BK *Black*
						BZ *Bronze*
						GH *Graphite*

Example: **WS-W1412-AL**

REPLACEMENT GLASS

Model	Fixture	Description
RPL-GLA-1408-01	*WS-W1408*	*Outside Glass*
RPL-GLA-1414-01	*WS-W1414*	
RPL-GLA-1420-01	*WS-W1420*	
RPL-GLA-1408-02	*WS-W1408*	*Inside Glass*
RPL-GLA-1414-02	*WS-W1414*	
RPL-GLA-1420-02	*WS-W1420*	

modernforms.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

RUBIX – model: WS-W25

LED Outdoor

MODERN FORMS
A WAC LIGHTING COMPANY

Dark Sky Friendly

Graphite

Up & Down Light

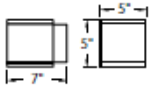
Bronze

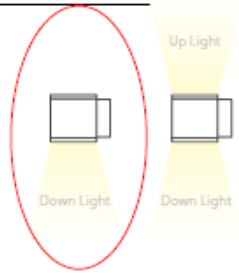
Fixture Type:

Catalog Number:

Project:

Location:





PRODUCT DESCRIPTION

Heavy duty construction and engineering ensure ultimate lighting for a high-powered residential and commercial luminaire. Concealed hardware for a clean architectural look. Available in various sizes, mounting options, and five stunning designer finishes.

FEATURES

- IP65 rated - Wet location listed
- ETL & cETL listed
- Aluminum construction with etched glass
- Integral transformer in luminaire
- Universal driver (120V, 220V, 277V)
- Replaceable LED module
- **70,000 hour rated life**
- **Color Temp: 3000K**
- **CRI: 90**

SPECIFICATIONS

Construction: Aluminum

Light Source: High output LED

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer

Mounting: Mounts directly to junction box

Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), and White (WT)

ORDER NUMBER

Model	Type	Watt	LED Lumens	Delivered Lumens	Finish
WS-W2505	*Up & Down Light*	*33W*	*2470*	*1840*	**AL** *Brushed Aluminum* **BK** *Black* **BZ** *Bronze* **GH** *Graphite* **WT** *White*
WS-W2504	*Dark Sky Friendly*	*17W*	*1235*	*980*	

[ ] – [ ]

Example: **WS-W2504-BZ**

Brushed Aluminum | Black | White

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www.modernforms.com
Phone (800) 526.2588 • Fax (800) 526.2585

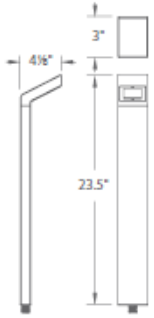
Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

LINEAR PATH LIGHT

6021

WAC LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sleek linear design blends seamlessly into pathways while providing soft, directional illumination

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Solid diecast corrosion resistant aluminum alloy
- Recommended spacing for installation: 8 to 10ft
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS

Input:	9-15VAC
Power:	2.9W / 4.7VA
Brightness:	95 lm
CRI:	90+
Rated Life:	60,000 hours

ORDERING NUMBER

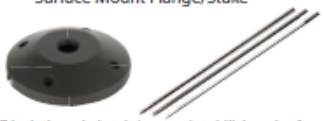
		Color Temp		Finish	
6021	*Linear Path*	**27**	*2700K*	**BZ**	*Bronze on Aluminum*
		30	*3000K*		

6021-____BZ

Example: **6021-30BZ**

ACCESSORIES

Surface Mount Flange/Stake



Includes three 7 inch threaded stainless steel stabilizing pins for ground mounting or surface mounts with four screws or over a junction box

5000-SCP-BZ
Bronze on Aluminum

Additional Mounting Stake

9000-ST9-BK
Durable PVC stake

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

JUNO

SQUARE MINI LED DOWNLIGHT

Project:

Fixture Type:

Location:

Contact/Phone:

OUTDOOR/WET LOCATION

MDSLWG2 RECESSED HOUSING AND TRIM

LOW VOLTAGE

PRODUCT DESCRIPTION

The square MDSLW mini LED recessed downlight is for use in wet locations and is IC rated for insulated or non-insulated applications • Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps • Ideal for both residential and commercial wet location applications including bathrooms and eave lighting • Remote mount Class 2 120V to 12V AC electronic or magnetic transformer required • Designed to provide 50,000 hours of life • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 20W MR11 halogen lamps while consuming 5W

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide outstanding reliability, performance and color quality/consistency • 2700K, 3000K, 3500K or 4100K color temperatures available • 80 CRI minimum.

Optical System Fixtures are offered with a choice of spot, narrow flood or flood beam patterns • LED source concealed with lensed optic is deeply regressed into an internal reflector to produce a low glare system • Reflectors finished to match trim ring color for uniform appearance • Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC electronic or magnetic transformer for operation • Juno TL602E electronic transformer and TL576 magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with TL602E and TL576 – see transformer specifications for compatible dimmers • Color temperature remains constant over dimming range • Consult factory for additional information.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL Listed for wet locations and daisy chaining • Union made • UL and cUL listed • RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

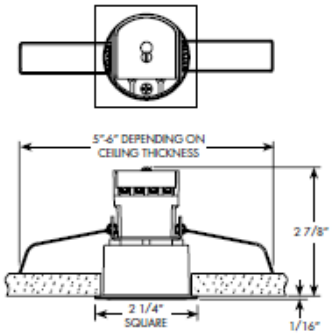
HOUSING FEATURES

Housing Designed for use in IC (insulated ceiling) or non-IC construction • Die cast aluminum housing • Finished with either corrosion resistant painted finishes or E-coat for decorative plated finishes.

Wiring Compartment Provided with removable access plate • Four pole terminal block allows for quick, secure connection • UL /cUL listed for daisy chaining • Easy to wire with commonly available low voltage cable (Type CL2 or NEC equivalent, 18-12 AWG). Consult local codes for compliant wiring methods.

Mounting Zinc plated torsion clips are provided fully assembled to housing • Springs allow for fast, secure installation or removal in mounting surfaces from 1/8" to 1" thick material • 2" Cutout dimension corresponds to common hole saw size.

DIMENSIONS



2" Ø CIRCULAR CUTOUT

ELECTRICAL DATA

Input Voltage	**12VAC**
Input Power	4.8W
Input Current	0.42A
Frequency	Varies with Transformer

ORDERING INFORMATION:

Example: **MDSLWG2-27K-FL-WH**

Fixture

Catalog No.	Color Temp.		Optic		Finish	
MDSLWG2	27K	2700K	SP	Spot	WH	White
	30K	3000K	NFL	Narrow Flood	BL	Black
	35K	3500K	FL	Flood	SN	Satin Nickel
	41K	4100K			BZ	Bronze

Transformer

Catalog Number	Finish	Description
TL602E-10-WH	White	10W 12V AC Electronic Drive/Transformer
TL602E-25-WH	White	25W 12V AC Electronic Drive/Transformer
TL602E-60-WH	White	60W 12V AC Electronic Drive/Transformer
TL576-10-BL	Black	10W 12V AC Magnetic Drive/Transformer
TL576-25-BL	Black	25W 12V AC Magnetic Drive/Transformer
TL576-60-BL	Black	60W 12V AC Magnetic Drive/Transformer

McNICHOLS® DESIGNER PERFORATED METALS

Designer Perforated Metals are ideal for architectural applications that require a functional yet aesthetic appeal. We carry a diverse selection of styles, patterns and material types for your next project.

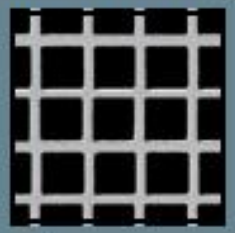
Product Options

Materials: Aluminum, Plain Steel, Stainless Steel

Standard Sizes: 3'x8', 3' & 4'x10'

Open Areas: 35% to 68%

Hole Product On This Page



PATTERN	Hanover Square
PROJECT	Infill Panels
FABRICATOR	Crazy Metalz

We have made it easy for you to share our Designer Book! Scan the QR code with your smartphone!

SQUARE MINI LED DOWNLIGHT

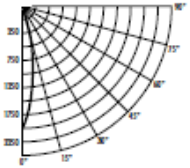
OUTDOOR/WET LOCATION

MDSLWG2 RECESSED HOUSING AND TRIM

LOW VOLTAGE

PHOTOMETRIC REPORT

Test Report #: PT02140501R
Catalog No: MDSLWG2-35K-SP-WH
Luminaire Spacing Criterion: 0.34
Luminaire LPW: 67



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	2061
5	1701
15	437
25	67
35	13
45	5
55	2
65	1
75	0
85	0
90	0

Multiplier: 27K - 0.92
35K - 0.96
41K - 1.06

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60' x 60' room)
Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR4	RCR8
4'	23	21	19
5'	15	13	12
6'	10	9	9
7'	8	8	7
8'	7	6	6
9'	5	5	4
10'	4	3	3

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	305	N/A	94.3
0-40°	315	N/A	97.3
0-60°	321	N/A	99.3
0-90°	324	N/A	100.0

INITIAL FOOTCANDLES

One Unit, 5W, 19.6° Beam

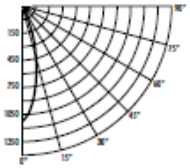
Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	128.8	1.4'
6	57.3	2.1'
8	32.2	2.8'
10	20.6	3.5'

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	11169
55	7031
65	5169
75	4544
85	1928

PHOTOMETRIC REPORT

Test Report #: PT02140502R
Catalog No: MDSLWG2-35K-NFL-WH
Luminaire Spacing Criterion: 0.44
Luminaire LPW: 63



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	1128
5	999
15	441
25	122
35	29
45	8
55	4
65	2
75	1
85	0
90	0

Multiplier: 27K - 0.92
35K - 0.96
41K - 1.06

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60' x 60' room)
Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR4	RCR8
4'	23	20	18
5'	14	13	12
6'	10	9	8
7'	8	7	7
8'	6	6	5
9'	5	4	4
10'	4	3	3

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	269	N/A	88.3
0-40°	289	N/A	94.9
0-60°	300	N/A	98.7
0-90°	304	N/A	100.0

INITIAL FOOTCANDLES

One Unit, 5W, 24.9° Beam

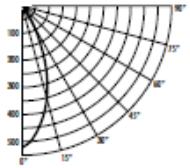
Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	70.5	1.8'
6	31.3	2.6'
8	17.6	3.5'
10	11.3	4.4'

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	19723
55	12304
65	9542
75	8440
85	1928

PHOTOMETRIC REPORT

Test Report #: PT02140503R
Catalog No: MDSLWG2-35K-FL-WH
Luminaire Spacing Criterion: 0.62
Luminaire LPW: 55



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	533
5	519
15	355
25	135
35	39
45	13
55	7
65	4
75	2
85	0
90	0

Multiplier: 27K - 0.92
35K - 0.96
41K - 1.06

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60' x 60' room)
Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR4	RCR8
4'	18	16	14
5'	12	10	9
6'	8	7	6
7'	7	6	5
8'	5	5	4
9'	4	4	3
10'	3	3	2

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	213	N/A	79.8
0-40°	241	N/A	90.3
0-60°	259	N/A	97.4
0-90°	266	N/A	100.0

INITIAL FOOTCANDLES

One Unit, 5W, 37.1° Beam

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	33.3	2.7'
6	14.8	4.0'
8	8.3	5.4'
10	5.3	6.7'

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	31367
55	21678
65	17096
75	12984
85	3856

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit at 12VAC in a 25°C ambient represents a baseline of performance for the fixture. Results may vary in the field and when multiple fixtures are used in a system.

1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925
220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064
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Agenda Item 5:

57 Hanover/ 78-80, 82, 84, 90, & 92 Nassau Streets (Foundry Alley)

Overview of proposed planned unit development concept (no action will be taken).

(East Side) / age varies / Old City District- Lower

FOUNDRY ALLEY
B.A.R. CONCEPTUAL DESIGN
CHARLESTON, SC

CONTENTS

EXECUTIVE SUMMARY & COMPREHENSIVE PLAN ALIGNMENT

Foundry Alley is a Planned Unit Development located off of Hanover & Nassau Streets between Line & Columbus Streets on the City of Charleston's Peninsula. It is located within the Eastside Community. The project is an aggregated redevelopment parcel totaling 0.915 acres. The street addressing for the parcel is 57 Hanover, 78/80, 82, 84, 90 & 92 Nassau Streets. The Charleston County TMS #s are 459-05-04-156, 172, 174-177.

The predominant zoning of the adjacent neighborhood is DR-2F (Diverse Residential) at a density of 26.4 units per acre. It is located within a Zoning Overlay of maximum 50' height and 3½ stories. Historically, the site was Eason Iron Works and the Miller and Kelley Foundry and Machine Shop in the late 1800s. The foundry burned and the site was redeveloped with residential structures, now deemed historic. Due to the nature of the City's delineated streets and parcel lines, the subject parcels are on lots deeper than typical for the area.

Currently, the site is comprised of residential structures occupied as rental properties, mostly in need of renovation and repair, including the vast rear yards which are a scattered arrangement of parking and debris. There are no wetlands on site. There is one grand tree of significance, a 31" oak which will be preserved, protected and incorporated into a community park with a neighborhood mail kiosk and gathering space. A cultural resources assessment of the site was performed and is included with this document. Additionally, there are no required Zoning buffers.

The development concept of the neighborhood is the incorporation of residential office (RO) & residential units offering a restored residential urban presence along Hanover & Nassau Streets. The only allowed building uses will be Residential Office and Single-Family Residential units that will have the ability to be sold as fee-simple and/or offered as long-term rental properties.

Per the City of Charleston Zoning Code:

"The RO District is intended to allow limited office uses within converted residential structures along major roadways. This district shall provide for the daily convenience and personal service needs of the surrounding community and shall be designed to mix compatibly and aid in the preservation and stabilization of the local neighborhood. The RO zoning district is not intended to permit the loss of viable housing stock."

An internal Woonerf, a living street, will serve as the linking element of community Open Space as well as a new Right-of-Way for the City of Charleston. The genesis of the entire development gravitates around human-centered design principles leading towards a safe & sociable environment.

The Developer of the Foundry Alley will work in accord with Star Gospel Mission to improve the historic structures along Nassau Street in an effort to revitalize the streetscape, restore historic character and stabilize this area for the benefit of the Eastside Community.

Through contextually sensitive design, innovative shared open space planning and an urban architectural vernacular, the goal of the Foundry Alley Planned Unit Development is to most appropriately comply with the City of Charleston's Comprehensive Plan Goals as follows...

GOALS

- Goal 1 - "Ensure the Charleston population has access to housing opportunities that provide diversity in building types, availability for all income levels, proximity to transit and accessibility to job centers."

- Goal 2 - "Ensure a high quality of life throughout the City by maintaining existing and building new quality neighborhoods, encouraging infill and redevelopment and providing new gathering places throughout the City."

- Goal 3 - "Ensure all citizens of Charleston have a choice of transportation options moving within neighborhoods, between neighborhoods and across the City and region."

- Goal 4 - "Accommodate future population growth through land-use policies that encourage vibrant, safe, and diverse neighborhoods in areas that allow efficient use of space and transportation."

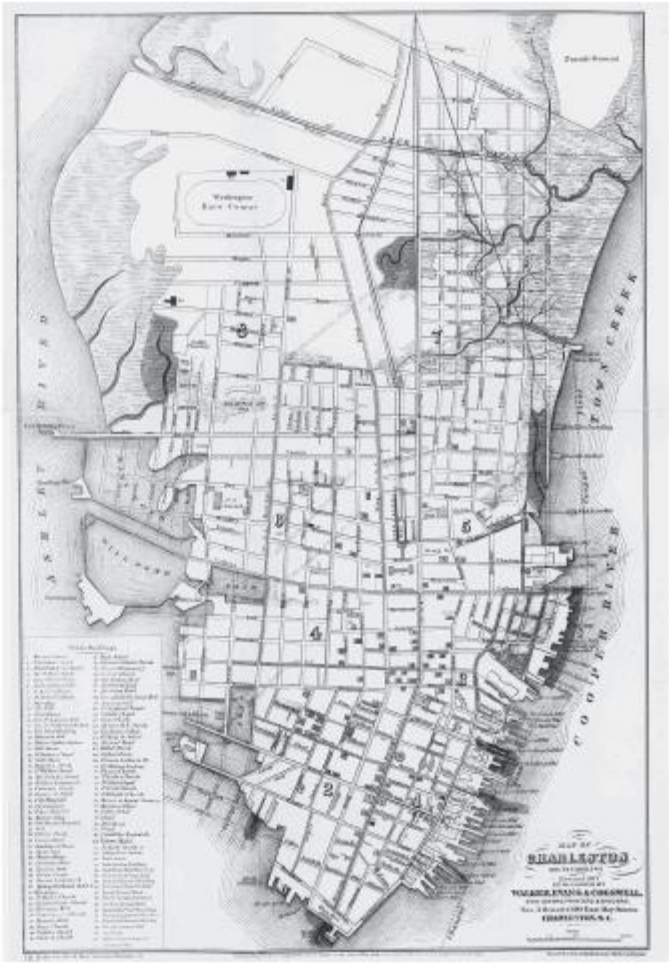
HISTORY OF THE EASTSIDE

EASTSIDE EMERGENCE

The Eastside is part of what was originally called the "Neck" of the peninsula which was annexed into the city in 1849. The Neck was developed as a commercial route between the back country and Carolina's major port. As a result, the Eastside became home to railroads and many new industries helping to "diversify the city's economy and reduce its dependence on northern manufacturers" (Between the Tracks). The Eastside emerged as the heart of Charleston's expanding industry and home to many of the industries' workers.

During the colonial era, the Eastside would have been countryside occupied by plantations and small farms. Large landholdings were divided among heirs and as the city spread northward, these tracts were subdivided and developed along the lines of English villages.

A heterogeneous population moved northward into this area, including large numbers of free blacks and German and Irish immigrants. The "Neck" was especially appealing to these groups as rents were lower, real estate was more available and affordable, and relaxed building standards allowed buildings to be constructed out of wood, which was discouraged in the lower peninsula. Up until the second half of the 20th century, the Eastside was a racially integrated and primarily working class community. After World War II the neighborhood became increasingly segregated.



HISTORY OF FOUNDRY ALLEY

EASON IRON WORKS

- Founded by Robert Eason + Thomas Dotter ca. 1930

- Original founders are credited with manufacturing the first steam powered locomotive in South Carolina, and were commissioned by the SC Rail

-Inherited by his sons, James Monroe Eason and Thomas Eason in 1846

- 'are of capacity to afford employment to upwards of 300 persons, when in full operation. Every department, from the Finishing Shop to the Foundry, is furnished with tools and appliances of the latest and most costly patterns, for the execution of work of any description, and at short notice. The finishing shop is provided with one of the largest lathes in the Southern States. It is capable of boring a cylinder eighty inches in diameter, and has turned a fly-wheel of fourteen feet diameter, weighing over six thousand pounds.' - excerpt from The Rural Carolinan, 1873

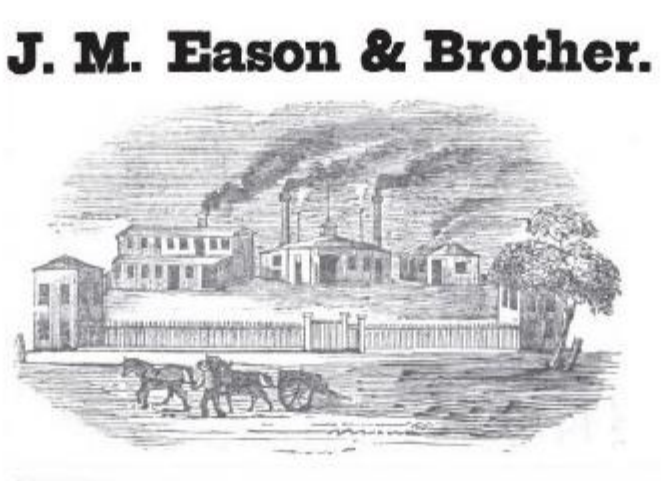
- Renowned for manufacturing various heavy machines including steam engines, pumps, threshing machines, rice mills, saw mills, grist mills, sugar mills, and cotton presses.

-Built a steam dredge that deepened the Charleston Harbor

- The Eason Brothers 'were mechanics of acknowledged ability and experience, besides, were men of more than ordinary inventive genius, which has been illustrated in many ways in the conduct of their business, and especially in the origin and manufacture of several important machines to facilitate the culture of rice, which must, if its cultivation is to continue as a marketable crop, come into more general use.' - excerpt from The Rural Carolinian, 1873

- ca. 1879 ownership transferred to Miller and Kelly

- By the end of the century, the facility had been demolished



ADVERTISEMENT, 1852

ADVERTISEMENT, 1870

HISTORY OF FOUNDRY ALLEY

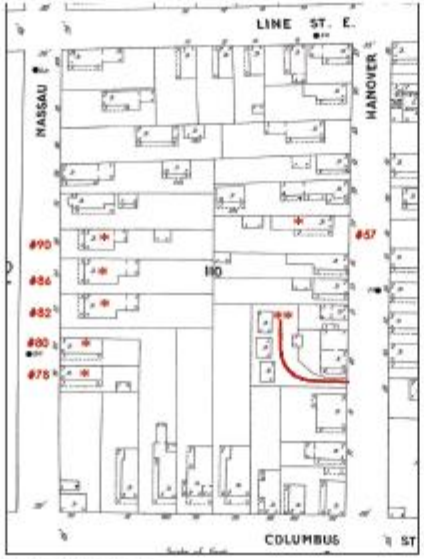
EASON IRON WORKS

JAMES MONROE EASON (1815-1887)

JAMES MONROE EASON

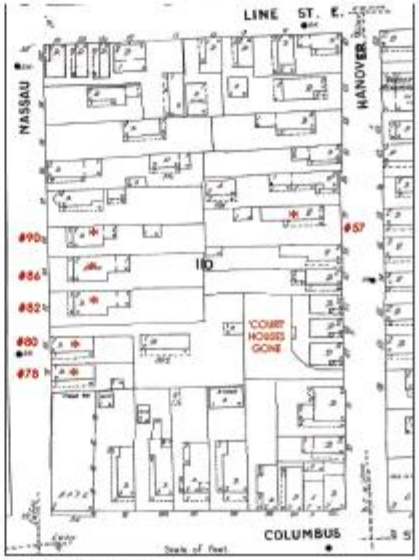
- Born in Charleston in 1815
- Proprietor (with his brother Thomas) of Eason Iron Works from 1846 - 1879
- Elected and served as Alderman for Ward #7 from 1850-1855
- Elected to office and served as Representative to State Legislature from 1860-1866 and then again from 1878-1880
- At time of his death (1887) he resided at 107 Cannon Street
- Buried at Magnolia Cemetery

1888 SANBORN MAP



1902 SANBORN MAP

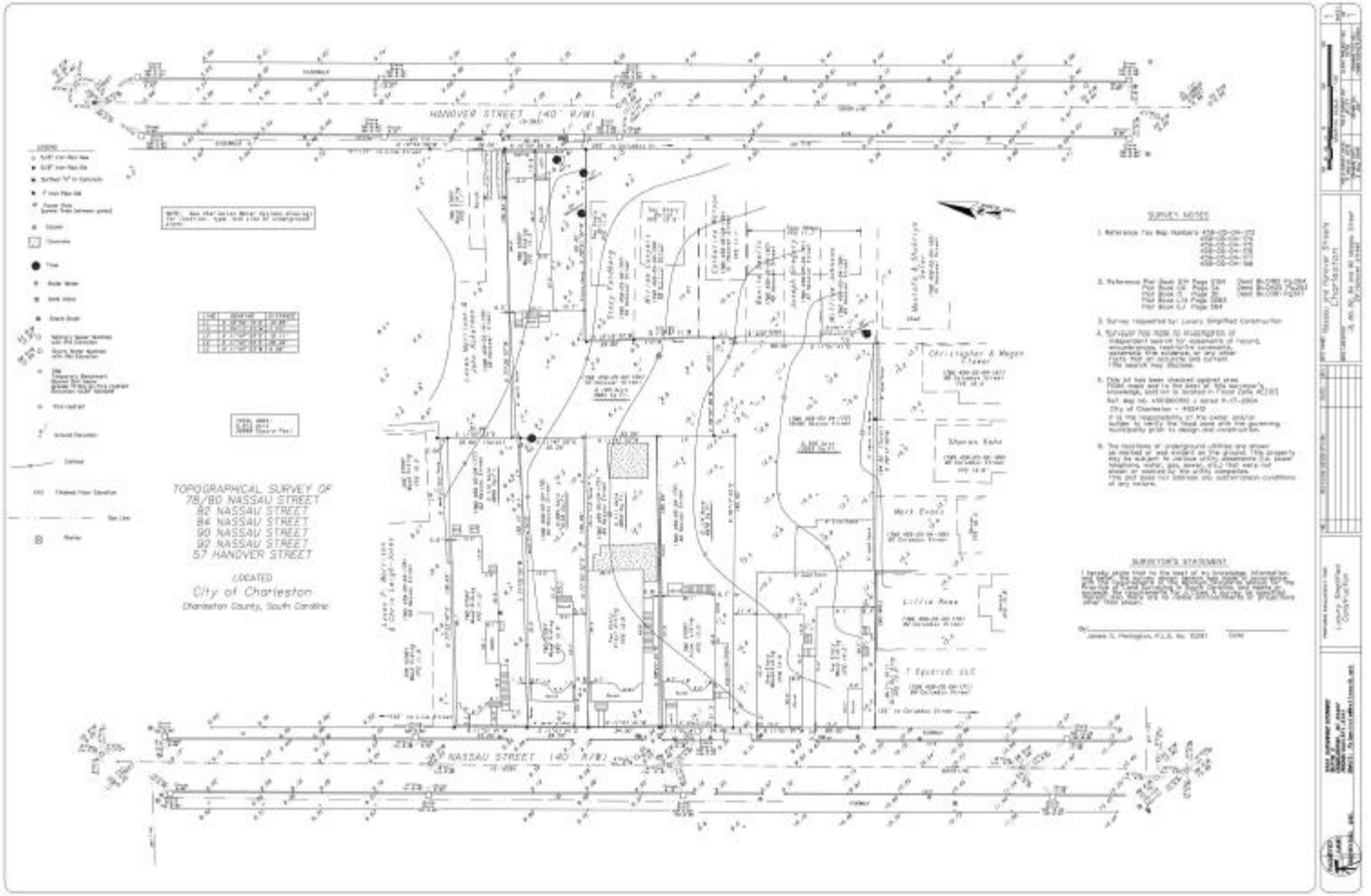
*HISTORIC PROPERTIES INCLUDED IN CURRENT SUBMITTAL (TYP. ALL SANBORNS)
**EXAMPLE (SINCE DEMOLISHED) OF AN Existing COURT W/ RESIDENTIAL INFILL



1944 SANBORN MAP

CURRENT CONDITIONS (AERIAL VIEW

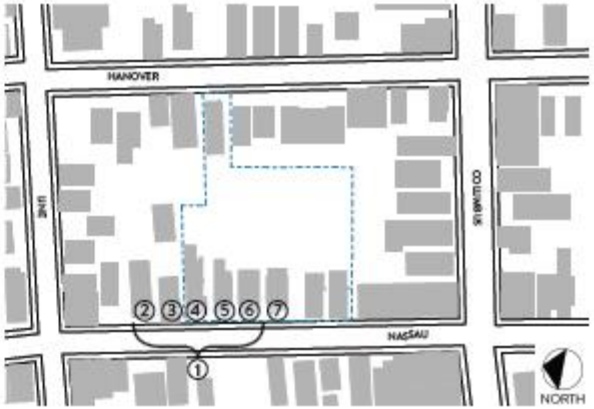
EXISTING SITE SURVEY



FOUNDRY ALLEY
B.A.R. CONCEPTUAL DESIGN
CHARLESTON, SC

EXISTING NEIGHBORHOOD FABRIC

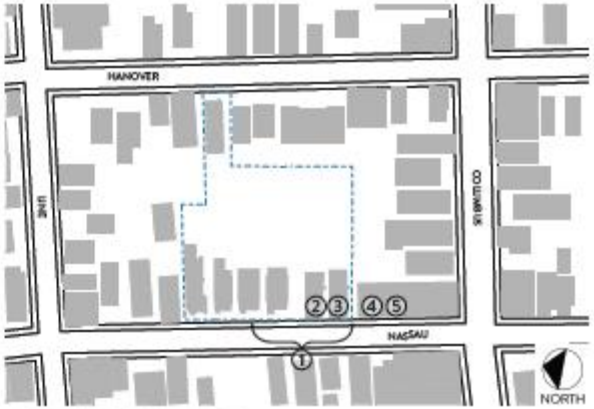
BUILDINGS BESIDE PROPOSED ENTRANCE ON NASSAU STREET



LOCATION MAP

EXISTING NEIGHBORHOOD FABRIC

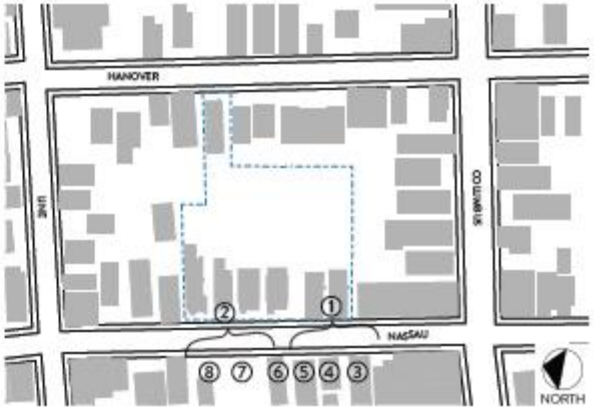
BUILDINGS BESIDE PROPOSED ENTRANCE ON NASSAU STREET



LOCATION MAP

EXISTING NEIGHBORHOOD FABRIC

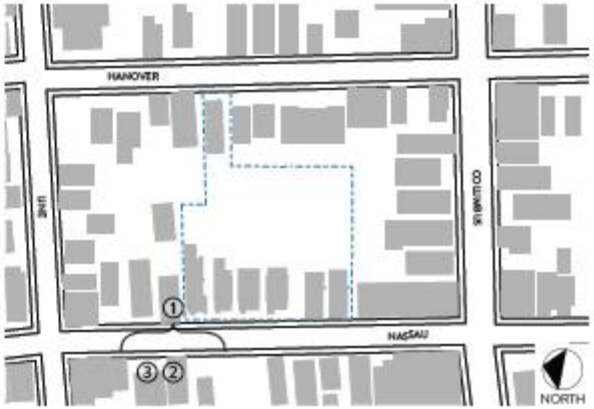
BUILDINGS ACROSS NASSAU STREET FROM FOUNDRY ALLEY



LOCATION MAP

EXISTING NEIGHBORHOOD FABRIC

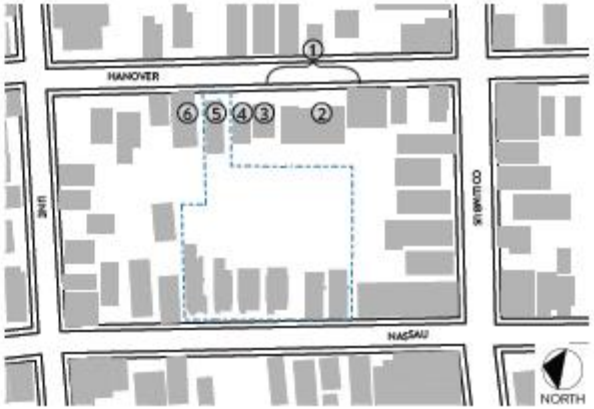
BUILDINGS ACROSS NASSAU STREET FROM FOUNDRY ALLEY



LOCATION MAP

EXISTING NEIGHBORHOOD FABRIC

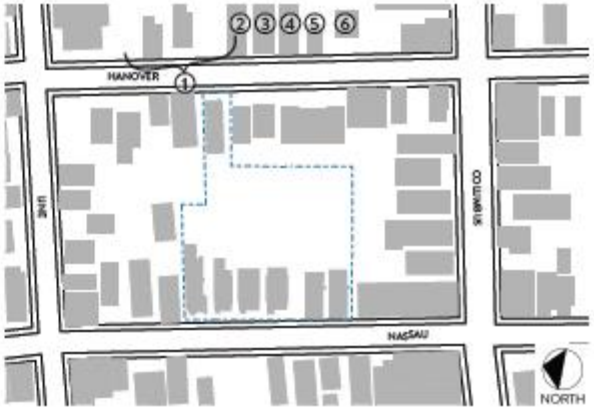
BUILDINGS BESIDE PROPOSED ENTRANCE ON HANOVER STREET



LOCATION MAP

EXISTING NEIGHBORHOOD FABRIC

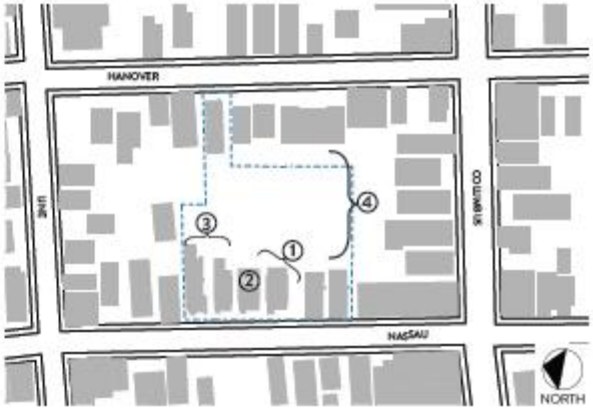
BUILDINGS ACROSS HANOVER STREET FROM FOUNDRY ALLEY



LOCATION MAP

EXISTING NEIGHBORHOOD FABRIC

INTERIOR OF BLOCK FACING SOUTH



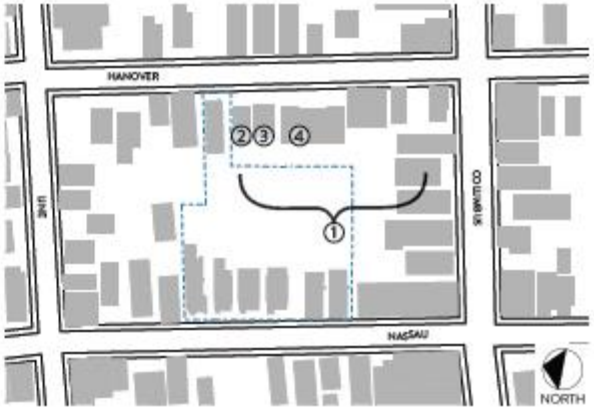
LOCATION MAP

REAR OF BUILDING

INTERIOR OF BLOCK FACING NORTH

EXISTING NEIGHBORHOOD FABRIC

INTERIOR OF BLOCK FACING EAST

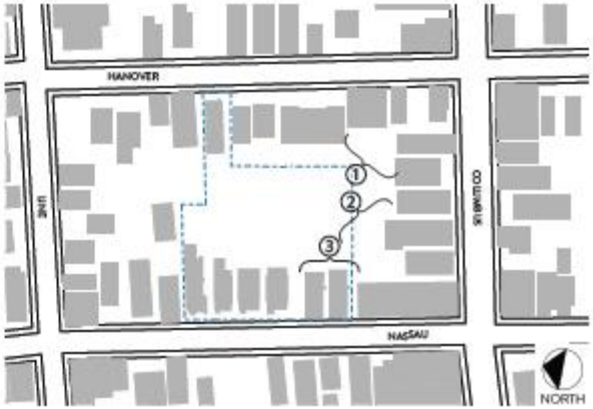


LOCATION MAP

REAR OF BUILDINGS FACING EAST

EXISTING NEIGHBORHOOD FABRIC

INTERIOR OF BLOCK FACING SOUTHEAST



LOCATION MAP

FACING SOUTHWEST

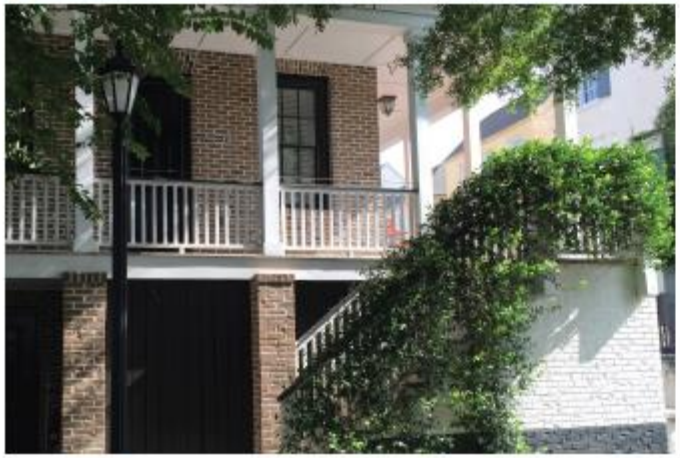
REAR OF BUILDINGS FACING SOUTH

VILLAGE CHARACTER









FOUNDRY ALLEY
B.A.R. CONCEPTUAL DESIGN
CHARLESTON, SC

WOONERF

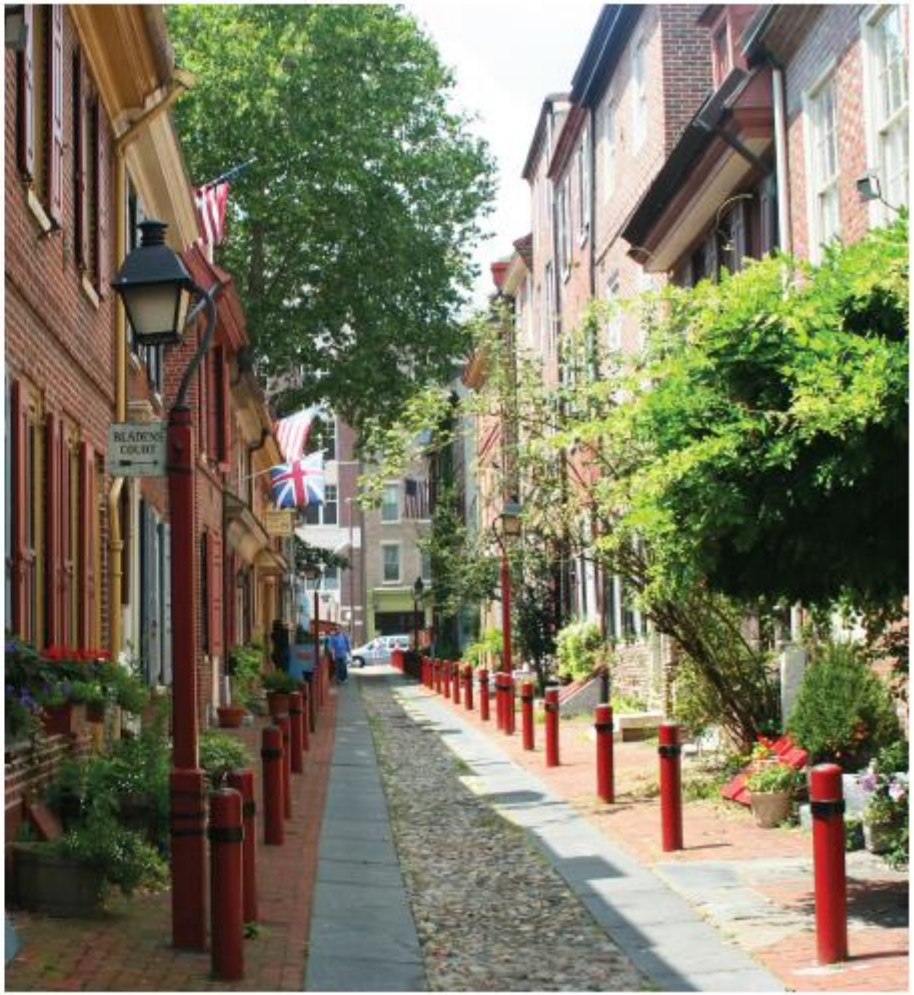
WHAT IS A WOONERF?

Answer...The concept of the woonerf was developed in the late 1960s in the city of Delft, Netherlands. Residents of a neighborhood were upset with cut-through traffic speeding through their neighborhood, making it unsafe. The residents took out their brick streets and replaced them with winding serpentine paths. This action initiated the woonerf—or "residential yard" in Dutch—a residential street in which the living environment predominates rather than vehicular infrastructure. Through the physical alteration of the street, the woonerf provides space for cars while fully accommodating the needs of residents. The main goal of a woonerf is to change the way streets are used and to improve the quality of life in residential streets by designing them for people, not just for traffic.

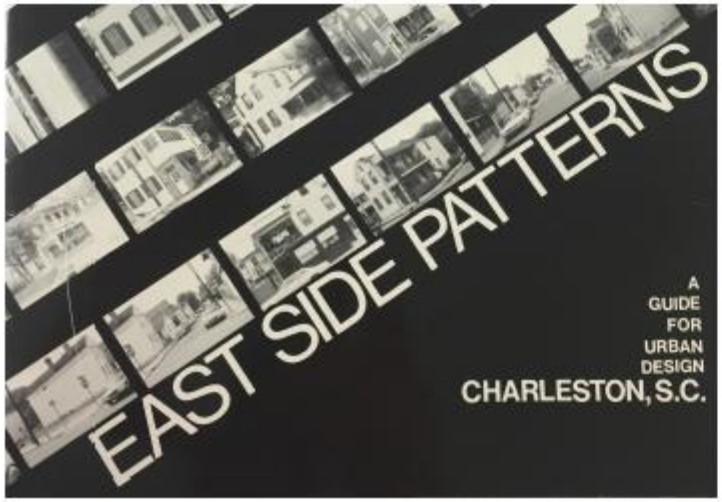
In a woonerf, the street is shared among pedestrians, bicyclists, and motor vehicles; however, pedestrians have priority over cars. The street is designed without a clear division between pedestrian and auto space (i.e., no continuous curb), so motorists are forced to slow down and travel with caution. Limiting vehicular speed not only improves residents' feelings of safety, but also promotes greater use of the public space. This action allows more room for new features in the street such as street furniture (e.g., planters, street trees, benches) and areas for social interaction, bringing more people out on the streets to walk, bike, play, and interact with each other. In other words, a woonerf transforms the street into a livable and attractive environment for a variety of activities. The woonerf concept in urban planning has proven to be successful in the Netherlands. As a result, it has become increasingly popular in many other countries in Europe as well as around the world. The term itself, "woonerf," varies from one country to another. For example, a woonerf is also known as a home zone. The home zone concept was developed from the woonerf concept in Britain in the late 1990s. According to Appleyard and Cox, there is a subtle difference between the two: a woonerf in the Netherlands emphasizes creating a sense of place, while a home zone in Britain focuses more on easing traffic and reducing accidents. However, both concepts incorporate formal and informal space for children's play and social activities. Another concept is the shared street, which is commonly used in the United States; however, this concept can be applied to residential streets as well as commercial ones. Since all these terms, as well as others, originated from the woonerf concept, they share similar principles and design characteristics, and thus they are often used interchangeably.

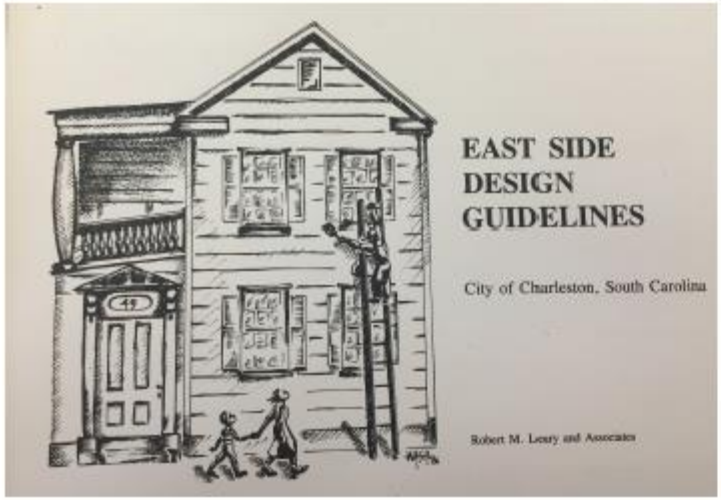
The Developer of Foundry Alley will be implementing a Woonerf System within the central Open Space of the neighborhood. This will allow the safe passage and interaction among pedestrians, cyclists and automobiles. This will provide residents a public space in front of their homes as a place to play, socialize and engage in the community.

Source: Collarte, Natalia "The Woonerf Concept 'Rethinking a Residential Street in Somerville' "
December 7, 2012



EASTSIDE DESIGN PATTERNS





QUOTES

"The neighborhood is rich in history and contains a varied and important sampling of early ninetennth century architecture."

"The Eastside is a cohesive neighborhood. The residents take an active role in addressing and solving problems within the community."

"There is a fix-up, clean-up air about the Eastside."

"The Eastside buildings are a cultural resource, carrying the history of architecural style and building technology as well as the history of the people who built them and live in them."

TRANSIENCE

It appears that the neighborhood has always included short-term residents. A mix of owner-occupied and rented dwellings has provided housing for people "on the way up". However, absentee landlords often allow their property to deteriorate.

Therefore, provide rental housing controlled by local residents. Provide housing for a full range of incomes so that people can "move up" within their own community.

PEOPLE

It appears that the density of the neighborhood has remained the same since the 1880's. Meanwhile, the black population has grown from 50% to nearly 100%. This seems to have been one of the earliest and larges free black settlements in the South.

Therefore, maintain a constant density and keep the neighborhood open to black families. Promote awareness of the Eastside's history and heritage.

STREETS

It appears that the streets have always been a place for interaction. The corners are the major locations for business and social functions.

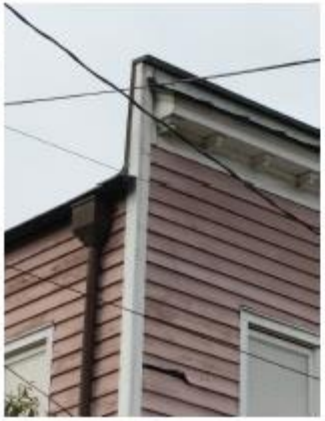
It also appears that the street is the major center of social activity, besides accomadating pedestrian and vehicular movement. The houses form "walls" on both sides of the street giving a pleasant sense of enclosure. Unfortunately, the streets are, also, centers of crime and violence. At present, most parking is on the street.

Therefore, encourage legitimate social activities by providing places to walk, to sit, to shop, or to socialize which are not only on the street but, also, visible from nearby houses. Consider shading these areas with trees or canopies. Locate new structures where they contribute most to the feeling of enclosure on the street. Consider additional parking both on and off the street to meet present and future needs.

EASTSIDE VERNACULAR






HISTORIC CHARLESTON ALLEYS

ALLEYS & COURTS

- Historically the Eastside had the most alleys and courts of all the neighborhoods; currently has the least of all neighborhoods
- Used to have around 30, only two remain today (Hampden Court & Orange Court – a.k.a. Lapps)
- Highest rate of loss for courts and alleys of all the neighborhoods during the 20th century
- Historic average # of buildings: 14 buildings/alley, 12 buildings/court
- Most alleys & courts were converted into back lots and parking
- Many alleys & courts eradicated and lost due to demolished/condemned buildings, sickness, bad reputations, neglect, etc.
- Main reason lower Peninsula retained courts/alleys is due to the Preservation movement beginning and focusing primarily in that area
- Density remained fairly stable from 1880-1990s
- Neighborhood lost density with the loss of alleys & courts
- "The Eastside also offers sites amenable to the study of urban neighborhoods. Specifically, the courts located in this vicinity tended to house economically and racially homogenous populations. Studies of such properties, augmented by oral histories, should allow us to define both the spatial and social parameters of Eastside neighborhoods and should provide a data base for the more complex examination of "street front neighborhoods." Thompsons court, Dereefs Court, Cedar Court, and Hagermans Court are appropriate sites for the examination of urban Afican-Americans; the white working class can be studied through excavations at Hunters Court, Johnsons Court, McKeegans Court, Orange Court, and especially Williams Row." - *Between the Tracks: Charleston's Eastside During the NIneteenth Century, 1987*

Note: Credit due to Historic Charleston Fdtn and Haley Schrieber (author of a master's thesis on the courts and alleys of Charleston, 2016)


RARE HISTORIC IMAGE OF AN EASTSIDE ALLEY


ORANGE (A.K.A LAPPS) COURT (CURRENT)


HAMPDEN COURT (CURRENT CONDITIONS)


BEDONS ALLEY


LONGITUDE LANE


HORLEBECK ALLEY


PHILADELPHIA ALLEY


CLIFFORD STREET


STOLLS ALLEY


DO AS YOU PLEASE ALLEY (SINCE DEMOLISHED)


'COW ALLEY' (NOW PHILADELPHIA

HISTORIC CHARLESTON ALLEYS

WOONERF CASE STUDY

ELLIOTT STREET ELEVATION

ELLIOTT STREET PLAN VIEW

ELLIOTT STREET IMAGERY

ELLIOTT STREET ELEVATION

ELLIOTT STREET PLAN VIEW

WOONERF CASE STUDIES

ELLIOTT STREET

ELLIOTT STREET

CADY'S ALLEY

CADY'S ALLEY

MUNICIPAL COURTYARD

MUNICIPAL COURTYARD

OFF PIOTRKOWSKA

OFF PIOTRKOWSKA

STUDY TRIPS


MIXSON


ALYS BEACH


NEW ORLEANS


ROSEMARY BEACH


ROSEMARY BEACH


ROSEMARY BEACH


NEW ORLEANS


NEW ORLEANS


NEW ORLEANS

DEVELOPMENT PLAN

PLANNED UNIT DEVELOPMENT

The Foundry Alley Planned Unit Development is aligned with the City of Charleston's vision for future land use utilizing redevelopment and infill opportunities. As stated in the City of Charleston's PUD Zoning Ordinance, the intent is as follows...

"A planned unit development (PUD) is intended to provide flexibility in the design of developments; to encourage comprehensive planning of developments; to permit innovation in neighborhood design that includes incorporation of open space, preservation of natural features and other amenities; to provide opportunity for a mixture of uses within a development and to insure compatibility of developments with surrounding areas"

Per the Century V Plan Update...

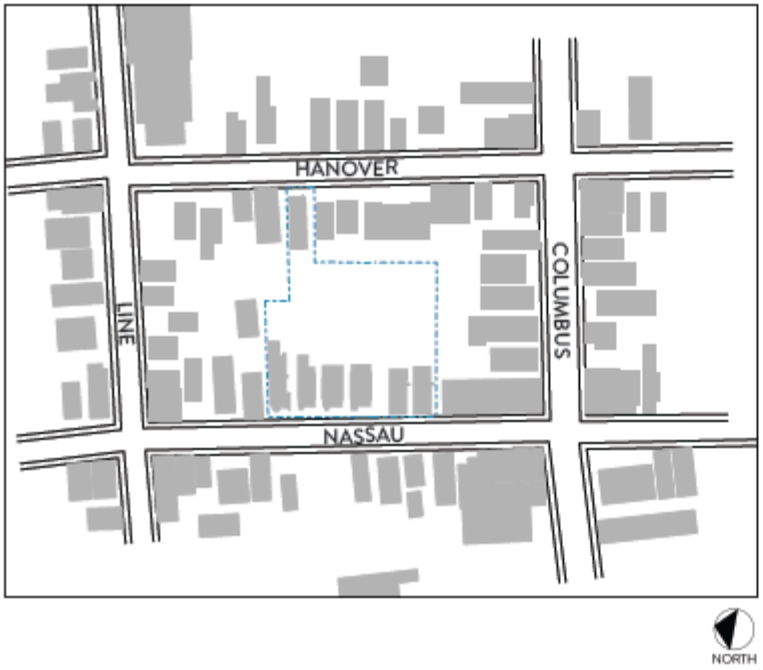
"Redevelopment and Infill Opportunities...These underused or abandoned sites are one of Charleston's greatest physical assets because their development or redevelopment can help repair or complete existing neighborhoods. These sites can reduce the need to travel further to shop or work, preserve lands further out, and save taxpayers infrastructure costs."

Property Address:	57 Hanover, 78/80, 82, 84, 90 & 92 Nassau Streets, Charleston, South Carolina TMS# 459-05-04-156, 172, 174-177
Site Area:	0.915 AC +/-
Existing Zoning:	Planned Unit Development (PUD)
Existing Conditions:	Existing historic residential homes and a derelict refuse yard.
Proposed Use:	An urban planned unit development combining residential office space, attached & detached fee-simple single family residential units and an interconnected Woonerf living street system.
Maximum Allowed Density:	26.4 DU/AC (24 UNITS)
Proposed Density:	25.13 DU/AC (23 UNITS)
Site Development:	Maximum Residential Office Space: 1,000 GSF Maximum Residential Units: 24 Property Setbacks Front: 0 feet Front Corner: 0 feet Side Attached: 0 feet Side: 3 feet Rear: 3 feet Minimum Lot Size: 600 SF Maximum Lot Occupancy: Total Project - 50%
Max. Structure Height:	Structure heights are permitted to a maximum fifty feet (50') measured from the average adjacent R.O.W./Front Property Line back-of-curb elevation to the top of roof and three and one half (3 ½) stories. Newly constructed homes will range from two and one half (2 ½) to three and one half (3 ½) stories. Heights will be distributed appropriately according to adjacent land uses and contextually appropriate massing. The Foundry Alley project will be subject to the City's B.A.R. process.
Open Space:	A minimum 20% (0.18 AC) of the property is provided as Open Space. Per the current Concept Plan, 23.37% (0.21 AC +/-) of the property is scheduled to be preserved as Open Space via a Woonerf system of living streets and yards.
Parking:	One and one half (1 ½) parking spaces per residential unit, one half (½) parking spaces per affordable/workforce housing unit, and one (1) parking space per 1,000 GSF of residential office space will be located throughout the development surface lot and garage spaces; compliant with current City Standards (Sec. 54-318).

MASTER PLAN


STREET LIGHT IN R.O.W. (TYP.)
HYDRANT
FOUNTAIN
MAIL
SEATING
31" GRAND OAK (SAVED)
R.O.W. & ALLEYWAY
PARK
ALLEY COURT
MOTOR COURT
WOONERF GATHERING SPACE
6" GRANITE CURB
PARKING COURT
R.O.W. & ALLEYWAY
NORTH
SCALE: 1-40

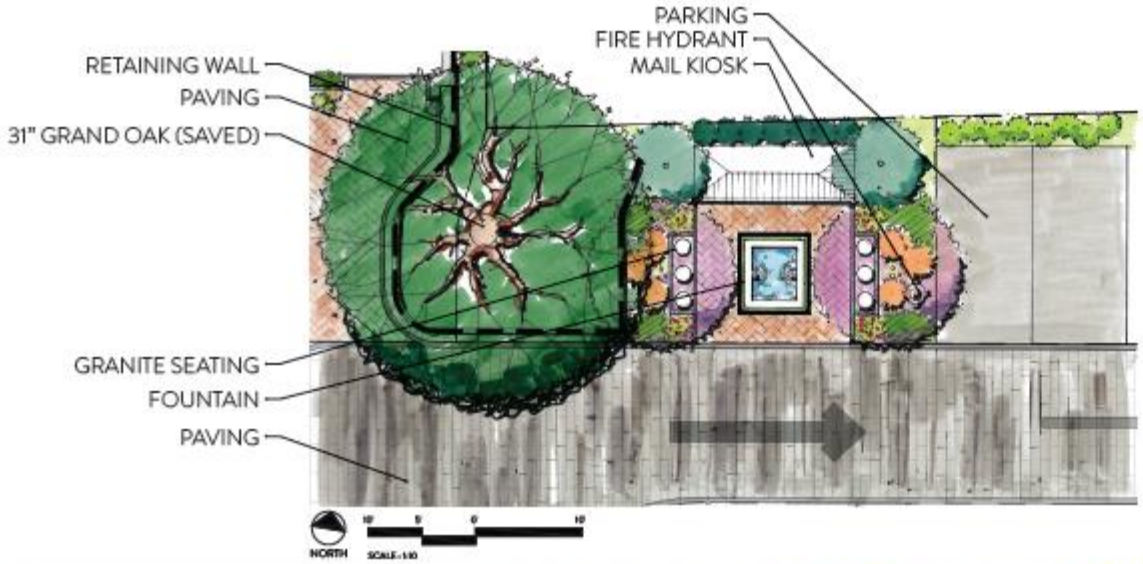
FIGURE GROUND STUDY



EXISTING CONDITIONS

PROPOSED DEVELOPMENT

OPEN SPACES - NEIGHBORHOOD PARK



FOUNDRY ALLEY
B.A.R. CONCEPTUAL DESIGN
CHARLESTON, SC

OPEN SPACES - ALLEY COURT

FOUNDRY ALLEY
B.A.R. CONCEPTUAL DESIGN
CHARLESTON, SC

CONCEPTUAL SITE VIEWS

NASSAU STREET

CONCEPTUAL SITE VIEWS

NASSAU INGRESS

CONCEPTUAL SITE VIEWS

INTERIOR VIEW SOUTH

CONCEPTUAL SITE VIEWS

INTERIOR VIEW NORTH

CONCEPTUAL SITE VIEWS

HANOVER EGRESS

CONCEPTUAL SITE ELEVATIONS

SOUTH ELEVATION

CONCEPTUAL SITE ELEVATIONS

EAST ELEVATION

CONCEPTUAL SITE ELEVATIONS

WEST ELEVATION

Agenda Item 6:

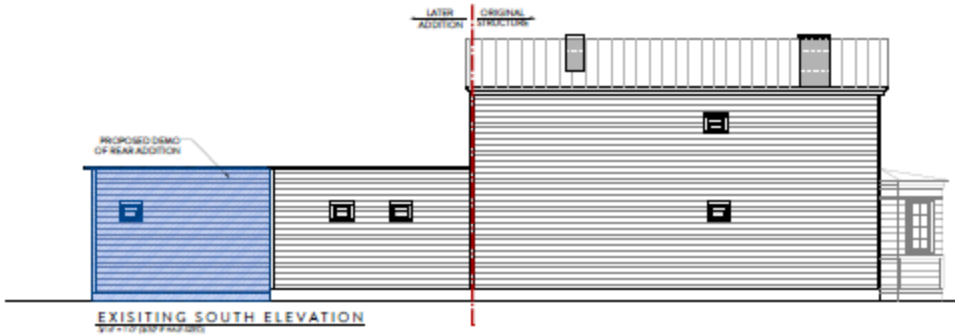
92 Nassau Street

Request approval for demolition of rear addition.

Category 4- / (East Side) / c. 1890's / Old City District- Lower

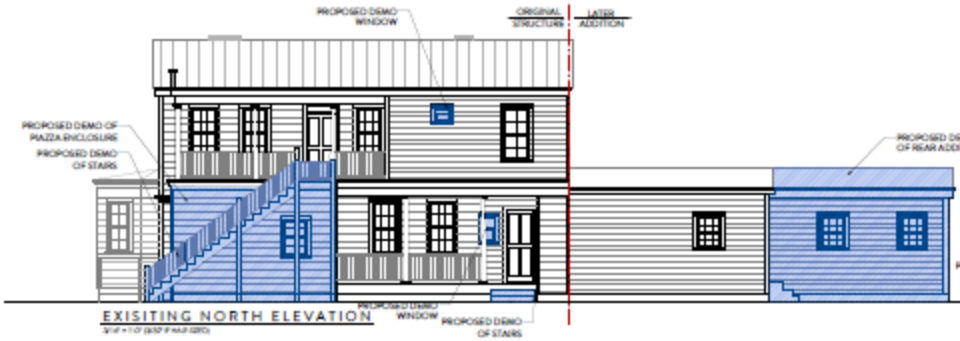
FIRST FLOOR DEMO PLAN

SECOND FLOOR DEMO PLAN



EXISITING SOUTH ELEVATION

EXISTING WEST ELEVATION



EXISITING NORTH ELEVATION

EXISTING EAST ELEVATION

- HISTORIC RESIDENCE
- FULL RENOVATION / RESTORATION
- TO BE RAISED ±3.0' TO MEET F.E.M.A. REQ.
- REMOVAL OF PIAZZA ENCLOSURE ON FIRST FLOOR
- REQUESTING PARTIAL REMOVAL OF EARLY ADDITION

FRONT (NASSAU ST.) ELEVATION

REAR ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

92 NASSAU

FOUNDRY ALLEY
EASTSIDE CHARLESTON
SOUTH CAROLINA

PROPOSED DEMOLITION

A-001

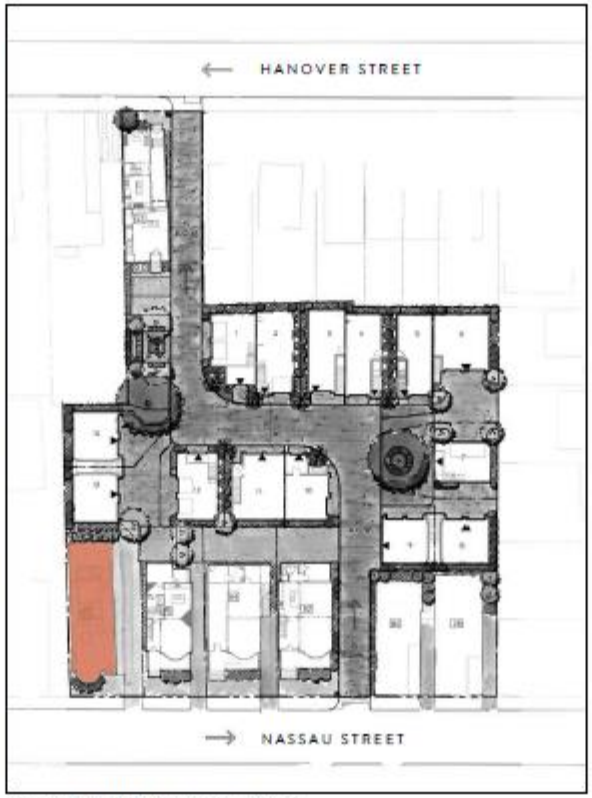
Agenda Item 7:

92 Nassau Street

Request conceptual approval for renovations to historic residence to include elevating building 3’-0”, restoration of piazza and screen, new entry stairs and foundation.

Category 4- / (East Side) / c. 1890’s / Old City District- Lower

AERIAL VIEW OF EXISTING CONDITIONS



OVERALL SITE PLAN: FOUNDRY ALLEY P.U.D.

RENOVATION OF EXISTING TRIPLEX *

92 NASSAU STREET

FOUNDRY ALLEY PLANNED UNIT DEVELOPMENT
CHARLESTON, SOUTH CAROLINA

TMS #: 459-05-04-177
ZONING DISTRICT: FOUNDRY ALLEY P.U.D.
GOVERNING CODE: IRC 2012
FLOOD ZONE: AE 13 (D.F.E. 14)
EXISTING F.F.E.: 10.0'**

* NOTE: MOST RECENTLY CONFIGURED AS A DUPLEX

**NOTE: STRUCTURE TO BE RAISED APPROX. 4.0' TO COMPLY WITH CURRENT F.E.M.A. REGULATIONS

DRAWING SCHEDULE:

A-001	TITLE SHEET
A-002	PHOTOS + SANBORN MAP EXCERPTS
A-101	EXISTING FLOOR PLANS
A-102	PROPOSED FLOOR PLANS
A-201	EXISTING + PROPOSED ELEVATIONS
A-202	EXISTING + PROPOSED ELEVATIONS

BYERS DESIGN GROUP

JFM ARCHITECTS

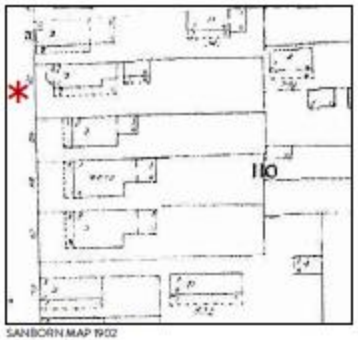
92 NASSAU

FOUNDRY ALLEY
EASTSIDE
CHARLESTON
SOUTH CAROLINA

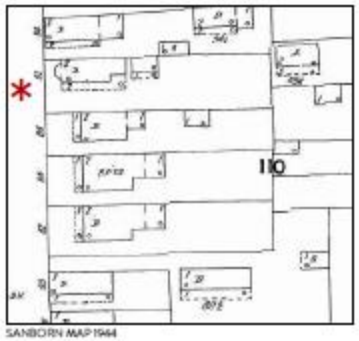
TITLE + SITE PLAN

A-001

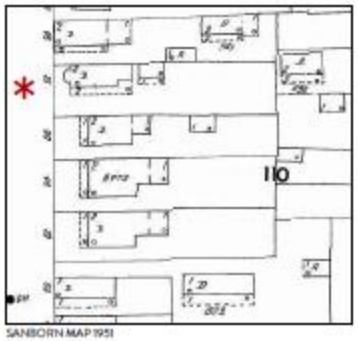
SANBORN MAP 1888 (92 NASSAU NOT YET BUILT)



SANBORN MAP 1902



SANBORN MAP 1944



SANBORN MAP 1951


VIEW OF FRONT (WEST) FROM NASSAU STREET


VIEW OF NORTH ELEVATION FROM NASSAU STREET


VIEW OF REAR (EAST) ELEVATION


VIEW OF SOUTH ELEVATION FROM NASSAU STREET

BYERS DESIGN GROUP

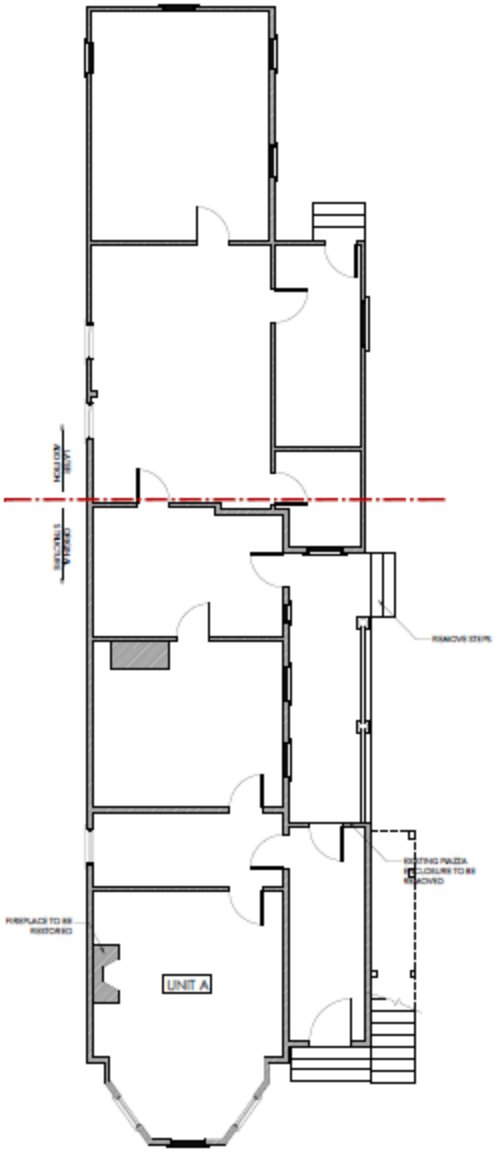
JFM

92 NASSAU

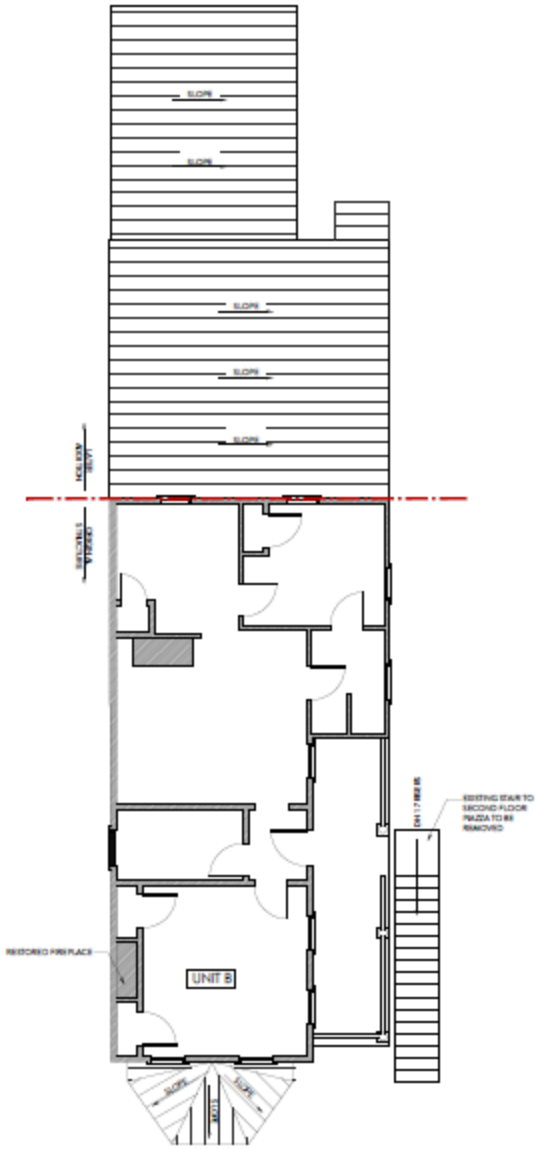
FOUNDRY ALLEY
EASTSIDE
CHARLESTON
SOUTH CAROLINA

SANBORN MAPS + EXISTING CONDITIONS

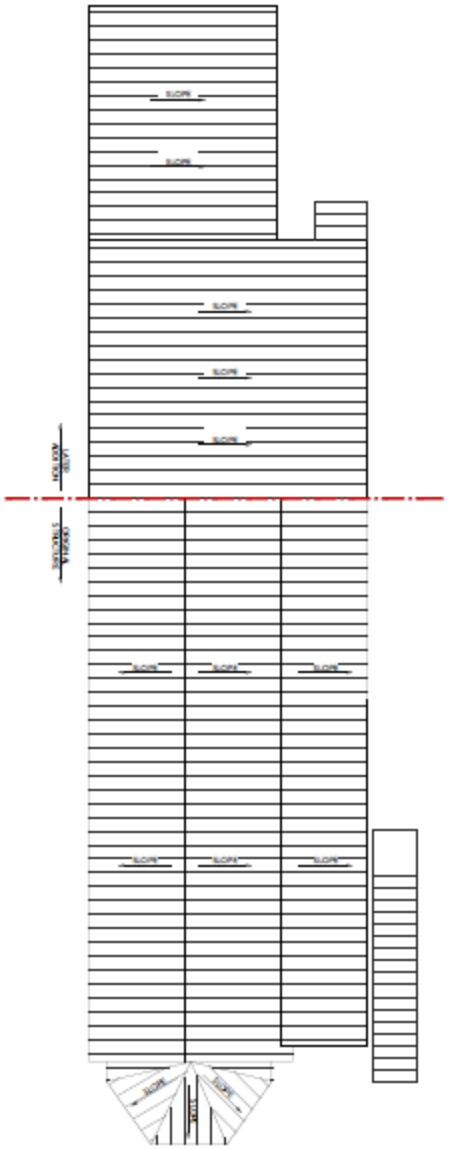
A-002



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

BYERS DESIGN GROUP

JFM ARCHITECTS

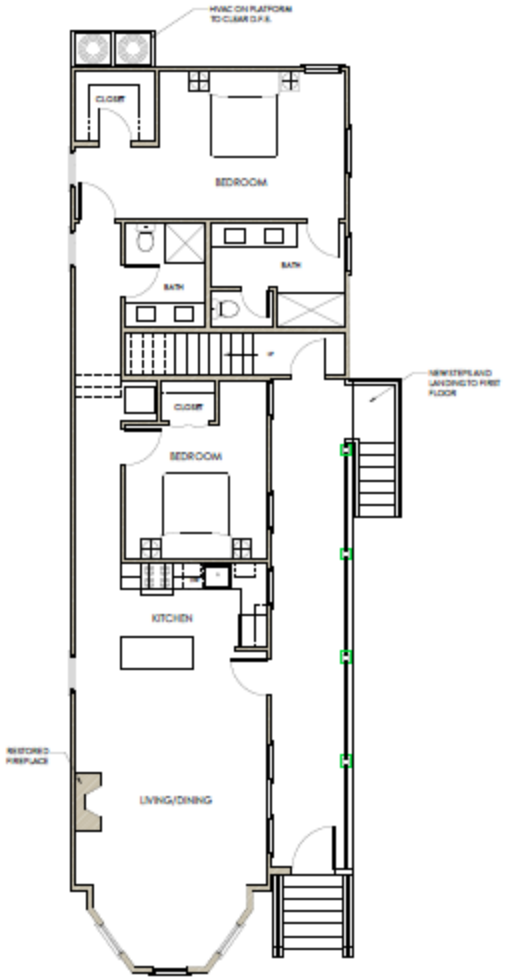
92 NASSAU

FOUNDRY ALLEY

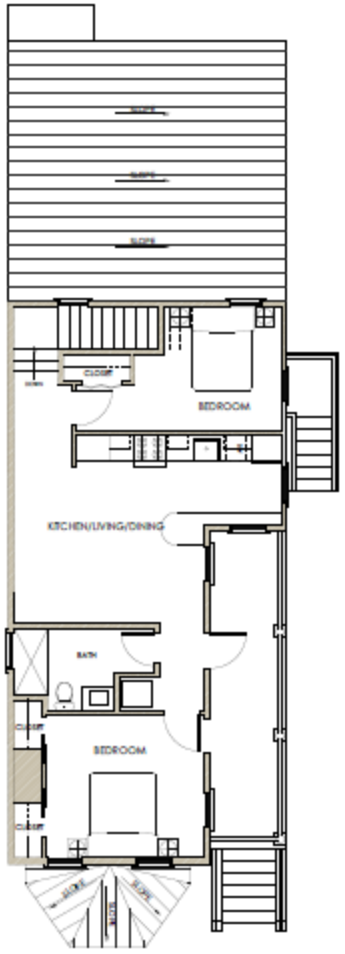
EASTSIDE CHARLESTON SOUTH CAROLINA

EXISTING FLOOR PLANS

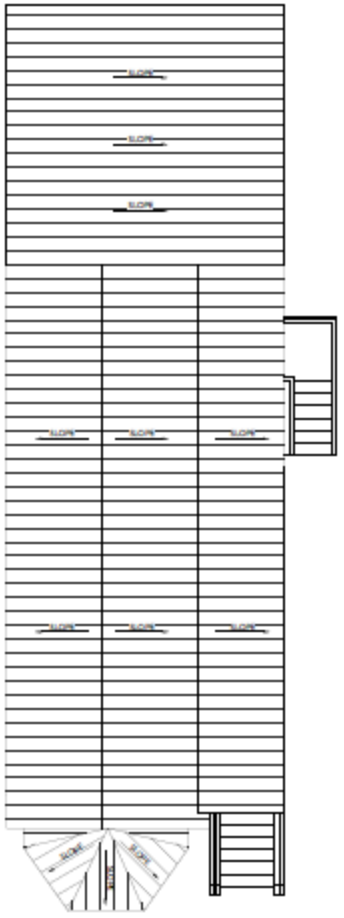
A-101



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

BYERS DESIGN GROUP

JFM ARCHITECTS

92 NASSAU

FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

PROPOSED FLOOR PLANS

A-102

EXISITING WEST ELEVATION

EXISTING SOUTH ELEVATION

NOTE: HOUSE RAISED ±4.0' TO MEET CURRENT F.E.M.A. REQUIREMENTS

PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

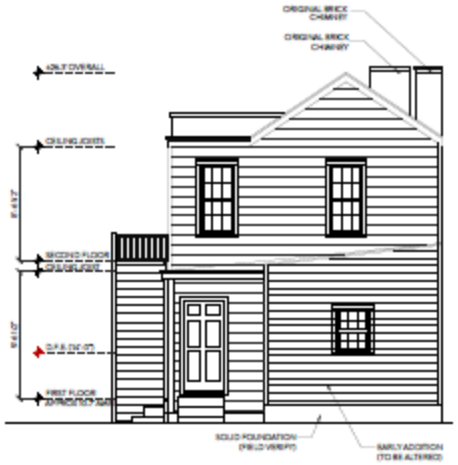
92 NASSAU

FOUNDRY ALLEY

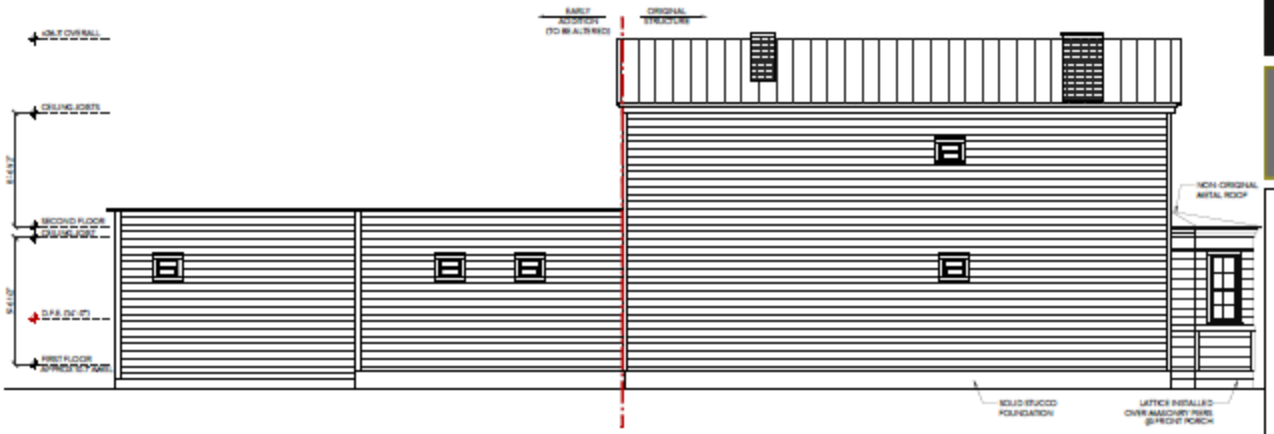
EASTSIDE CHARLESTON SOUTH CAROLINA

EXISTING + PROPOSED ELEVATIONS

A-201

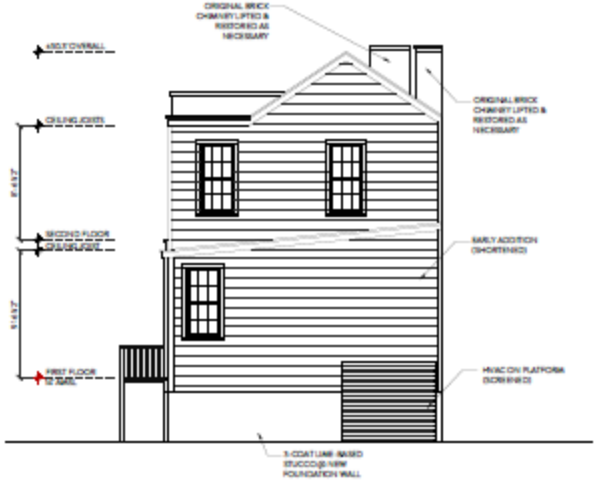


EXISITING WEST ELEVATION

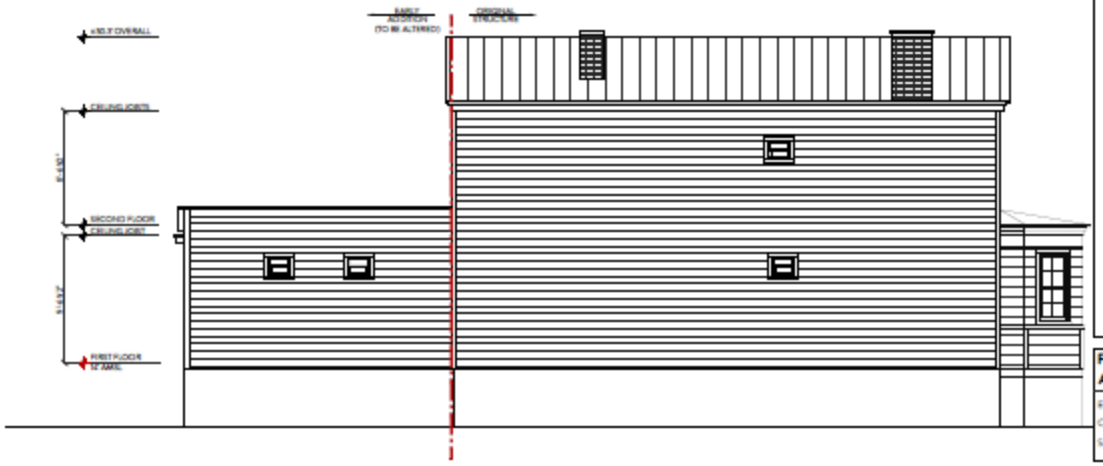


EXISTING SOUTH ELEVATION

NOTE: HOUSE RAISED ±4.0' TO MEET CURRENT F.E.M.A. REQUIREMENTS



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

92 NASSAU

FOUNDRY ALLEY

EASTSIDE CHARLESTON SOUTH CAROLINA

EXISTING + PROPOSED ELEVATIONS

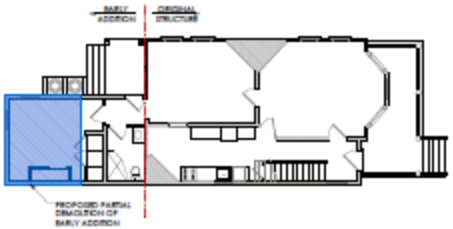
A-202

Agenda Item 8:

90 Nassau Street

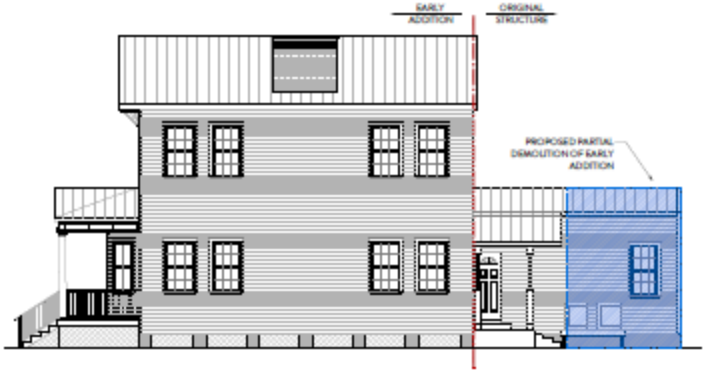
Request approval for demolition of rear addition.

Category 4 / (East Side) / c. 1890's / Old City District- Lower



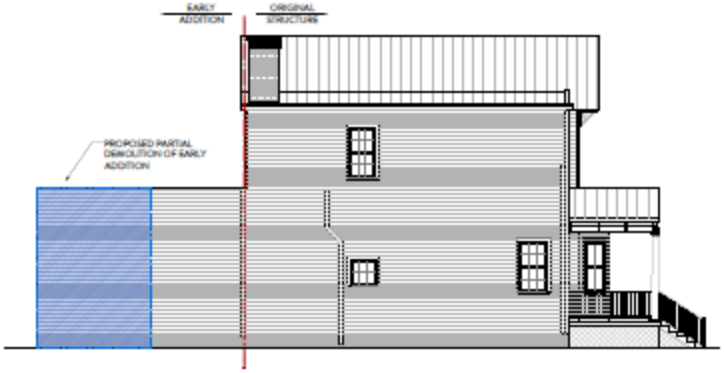
FIRST FLOOR DEMO PLAN

SECOND FLOOR DEMO PLAN



EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

EXISTING EAST ELEVATION

- HISTORIC RESIDENCE
- TO BE RAISED ±1.5' TO MEET F.E.M.A. REQ.
- REQUESTING PARTIAL REMOVAL OF EARLY ADDITION
- ADDITION PRESENT ON 1902 SANBORN

FRONT (NASSAU ST.) ELEVATION

REAR ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

90 NASSAU
PARTIAL DEMOLITION

FOUNDRY ALLEY
EASTSIDE CHARLESTON
SOUTH CAROLINA

PROPOSED DEMOLITION

A-100

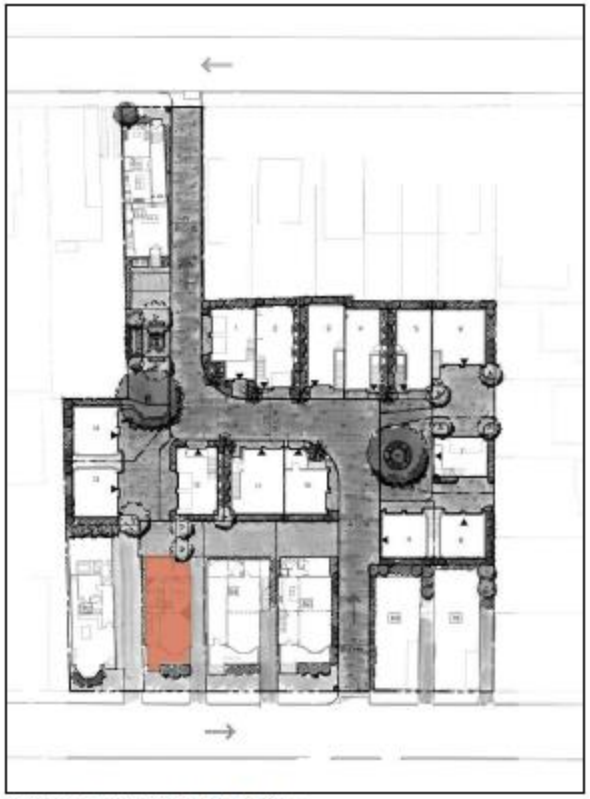
Agenda Item 9:

90 Nassau Street

Request conceptual approval for renovations to historic residence to include elevating building 1'-4", new foundation and entry stairs.

Category 4 / (East Side) / c. 1890's / Old City District- Lower

AERIAL VIEW OF EXISTING CONDITIONS


OVERALL SITE PLAN: FOUNDRY ALLEY P.U.D.

RENOVATION OF EXISTING SINGLE-FAMILY RESIDENCE

90 NASSAU STREET

FOUNDRY ALLEY PLANNED UNIT DEVELOPMENT
CHARLESTON, SOUTH CAROLINA

TMS #: 459-05-04-176
ZONING DISTRICT: FOUNDRY ALLEY P.U.D.
GOVERNING CODE: IRC 2012
FLOOD ZONE: AE 13' (D.F.E. = 14.0')
EXISTING F.F.E.: 12.8'*

* NOTE: STRUCTURE TO BE RAISED APPROX. 4.5' TO COMPLY WITH CURRENT F.E.M.A. REGULATIONS

DRAWING SCHEDULE:

BYERS DESIGN GROUP

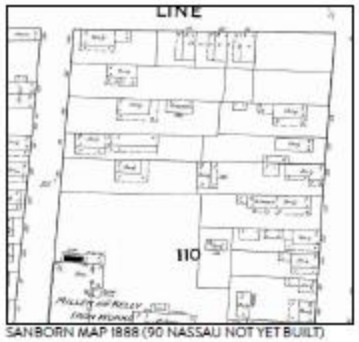
JFM

90 NASSAU

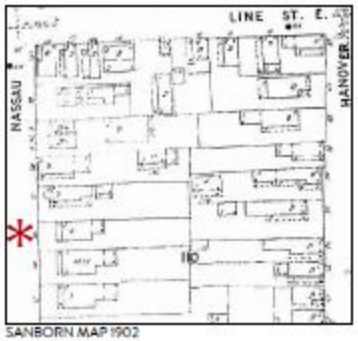
FOUNDRY ALLEY
EASTSIDE
CHARLESTON
SOUTH CAROLINA

TITLE + SITE PLAN

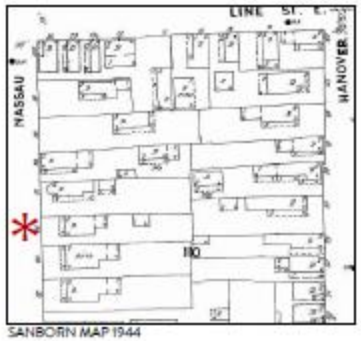
A-001



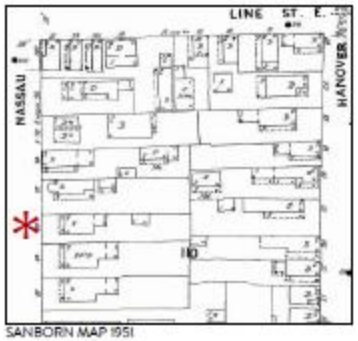
SANBORN MAP 1888 (90 NASSAU NOT YET BUILT)



SANBORN MAP 1902



SANBORN MAP 1944



SANBORN MAP 1951


VIEW FROM NASSAU STREET


VIEW OF SOUTH ELEVATION FROM NASSAU STREET


VIEW OF REAR (WEST) ELEVATION


VIEW OF NORTH ELEVATION FROM NASSAU STREET

BYERS DESIGN GROUP

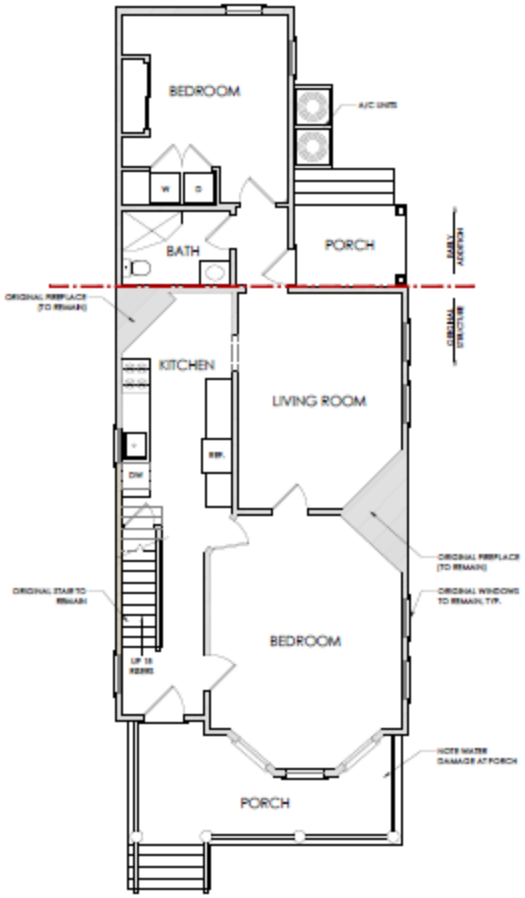
JFM

90 NASSAU

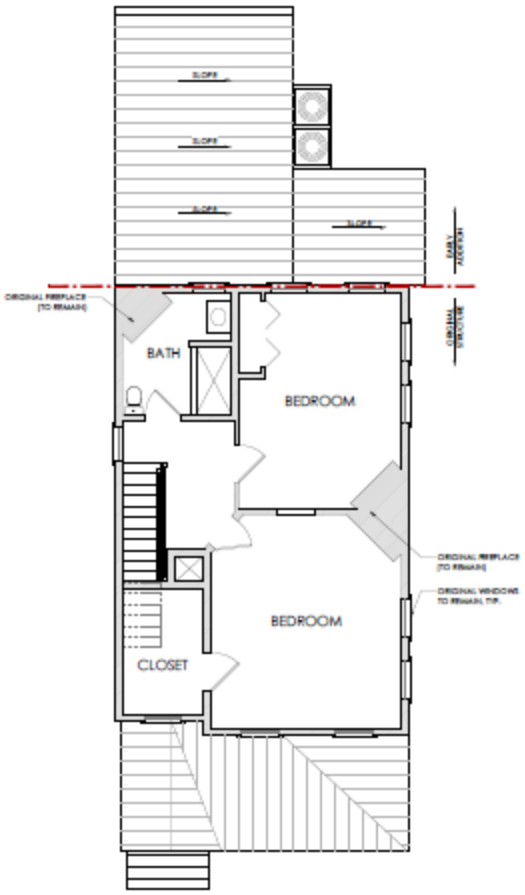
FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

SANBORN MAPS + EXISTING CONDITIONS

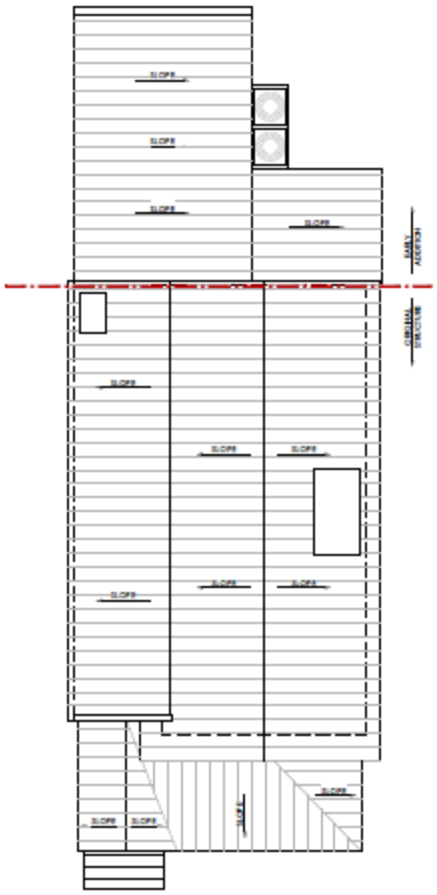
A-002



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

BYERS DESIGN GROUP

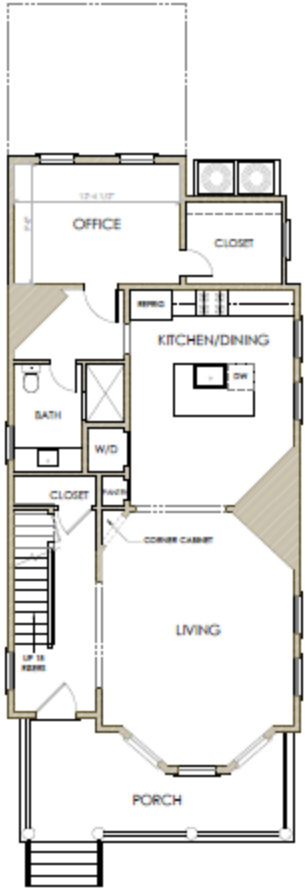
JFM ARCHITECTS

90 NASSAU

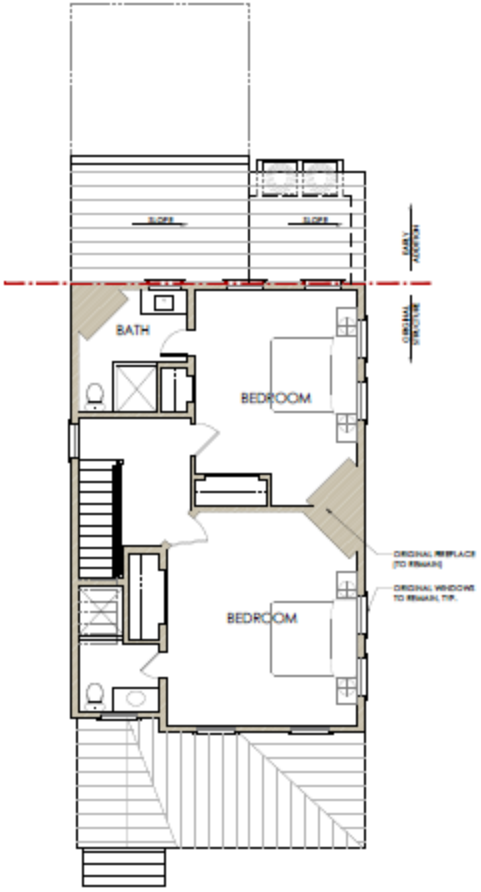
FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

EXISTING FLOOR PLANS

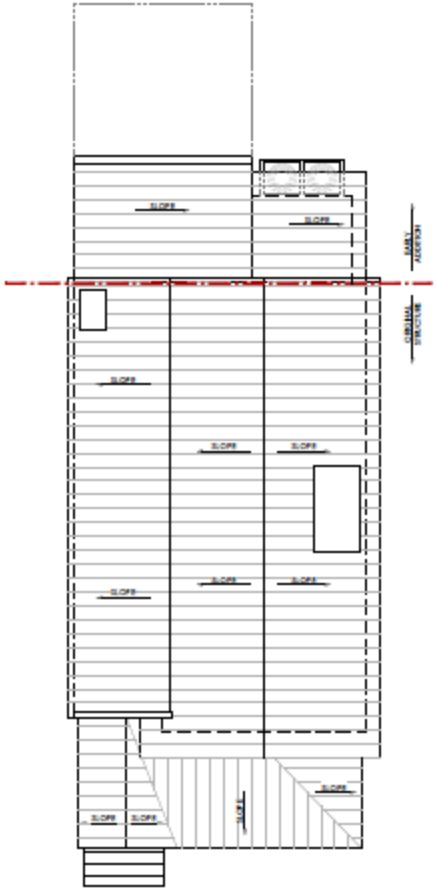
A-101



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

BYERS DESIGN GROUP

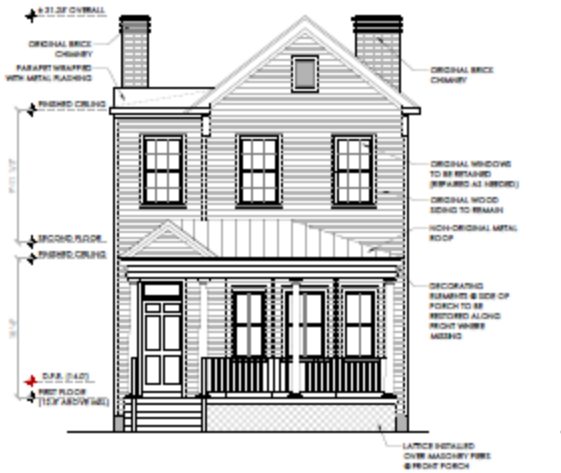
JFM ARCHITECTS

90 NASSAU

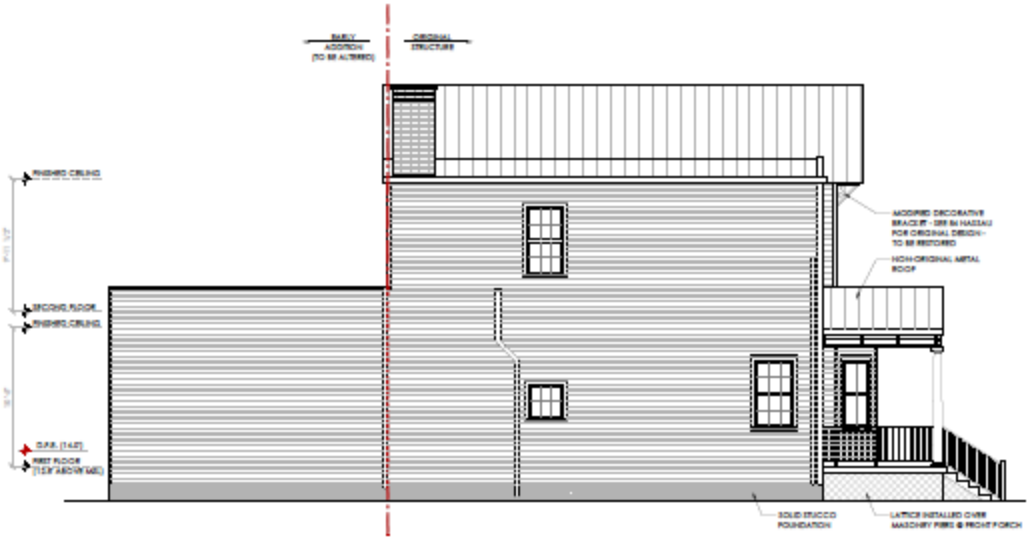
FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

PROPOSED FLOOR PLANS

A-102



EXISITING WEST ELEVATION



EXISTING SOUTH ELEVATION

PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

BYERS DESIGN GROUP

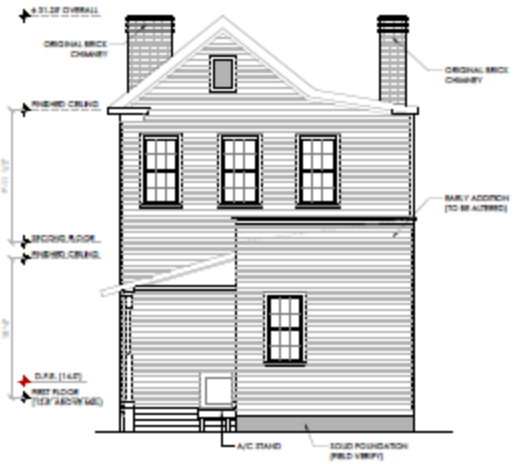
JFM ARCHITECTS

90 NASSAU

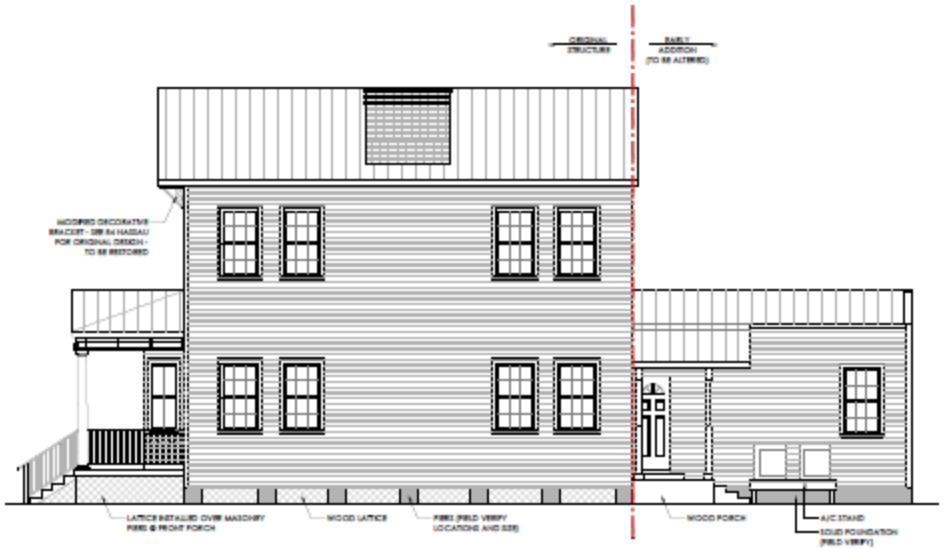
FOUNDRY ALLEY
EASTSIDE
CHARLESTON
SOUTH CAROLINA

EXISTING + PROPOSED ELEVATIONS

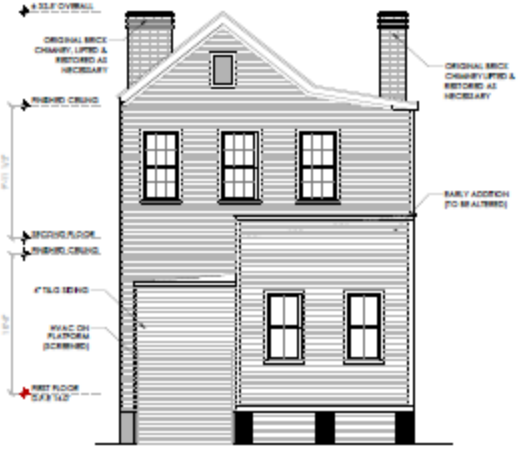
A-201



EXISITING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

90 NASSAU

FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

EXISTING + PROPOSED ELEVATIONS

A-202

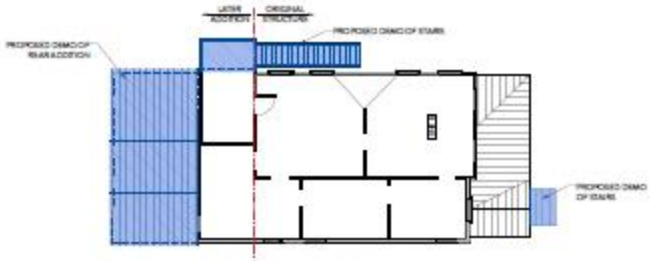
Agenda Item 10:

84 Nassau Street

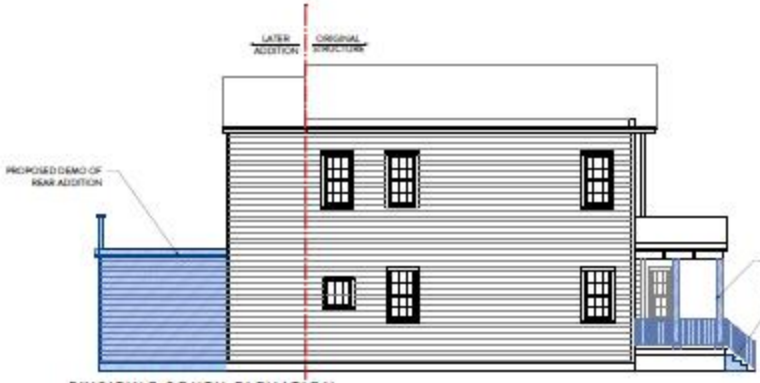
Request approval for demolition of rear addition.

Category 4- / (East Side) / c. 1890's / Old City District- Lower

FIRST FLOOR DEMO PLAN



SECOND FLOOR DEMO PLAN



EXISITING SOUTH ELEVATION

EXISTING WEST ELEVATION

EXISITING NORTH ELEVATION

EXISTING EAST ELEVATION

- HISTORIC RESIDENCE
- FULL RENOVATION / RESTORATION
- TO BE RAISED ±2.0' TO MEET F.E.M.A. REQ.
- REQUESTING PARTIAL REMOVAL OF EARLY ADDITION
- ADDITION PRESENT ON 1902 SANBORN

FRONT (NASSAU ST.) ELEVATION

REAR ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

84 NASSAU

FOUNDRY ALLEY
EASTSIDE CHARLESTON
SOUTH CAROLINA

PROPOSED DEMOLITION

A-001

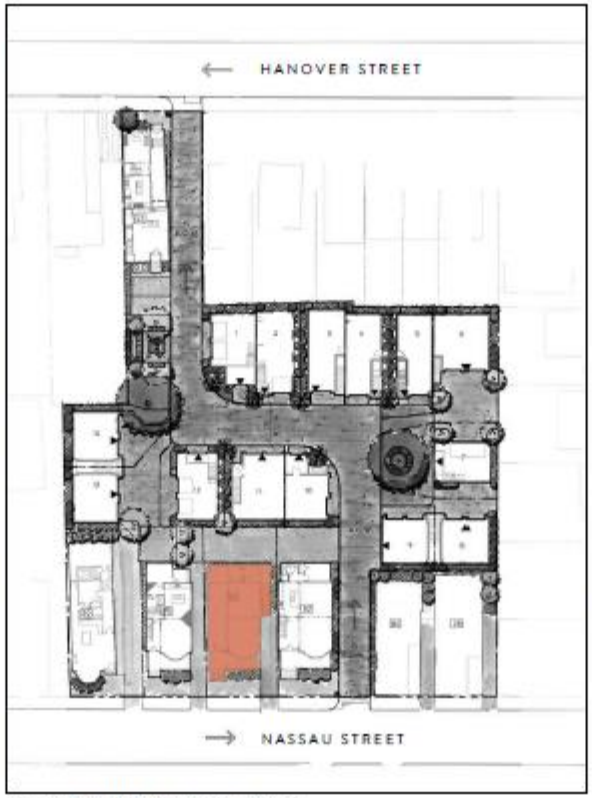
Agenda Item 11:

84 Nassau Street

Request conceptual approval for renovations to historic residence to include elevating building 2’-0”, new foundation, stairs and porch columns.

Category 4- / (East Side) / c. 1890’s / Old City District- Lower

AERIAL VIEW OF EXISTING CONDITIONS



OVERALL SITE PLAN: FOUNDRY ALLEY P.U.D.

RENOVATION OF EXISTING DUPLEX*

84 NASSAU STREET

FOUNDRY ALLEY PLANNED UNIT DEVELOPMENT
CHARLESTON, SOUTH CAROLINA

TMS #: 459-05-04-175
ZONING DISTRICT: FOUNDRY ALLEY P.U.D.
GOVERNING CODE: IRC 2012
FLOOD ZONE: AE 13 (D.F.E. 14)
EXISTING F.F.E.: 11.9'**

* NOTE: MOST RECENTLY CONFIGURED AS A DUPLEX; GROUND FLOOR TO BE REVERTED TO RESIDENTIAL OFFICE, SECOND FLOOR TO BE REVERTED TO SINGLE-FAMILY

** NOTE: STRUCTURE TO BE RAISED APPROX. 2'-0" TO COMPLY WITH CURRENT F.E.M.A. REGULATIONS

DRAWING SCHEDULE:

A-001	TITLE SHEET
A-002	PHOTOS + SANBORN MAP EXCERPTS
A-101	EXISTING FLOOR PLANS
A-102	PROPOSED FLOOR PLANS
A-201	EXISTING + PROPOSED ELEVATIONS
A-202	EXISTING + PROPOSED ELEVATIONS

BYERS DESIGN GROUP

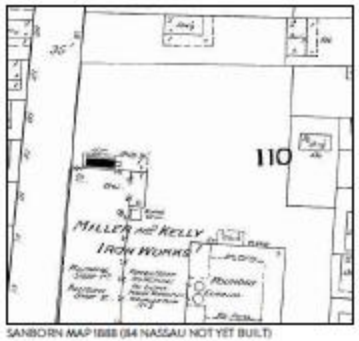
JFM ARCHITECTS

84 NASSAU

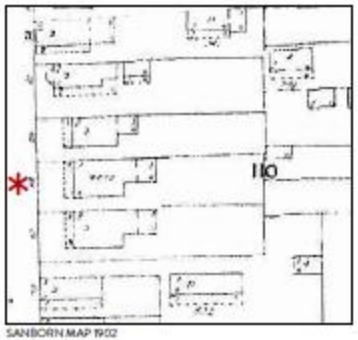
FOUNDRY ALLEY
EASTSIDE
CHARLESTON
SOUTH CAROLINA

TITLE + SITE PLAN

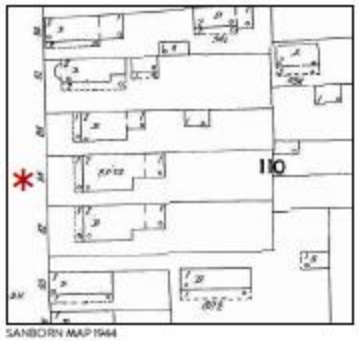
A-001



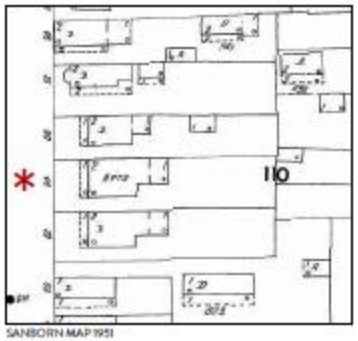
SANBORN MAP 1888 (84 NASSAU NOT YET BUILT)



SANBORN MAP 1902



SANBORN MAP 1944



SANBORN MAP 1951


VIEW OF FRONT PORCH (WEST) FROM NASSAU STREET


VIEW OF SOUTH ELEVATION FROM NASSAU STREET


VIEW OF REAR (EAST) ELEVATION


VIEW OF NORTH ELEVATION FROM NASSAU STREET

BYERS DESIGN GROUP

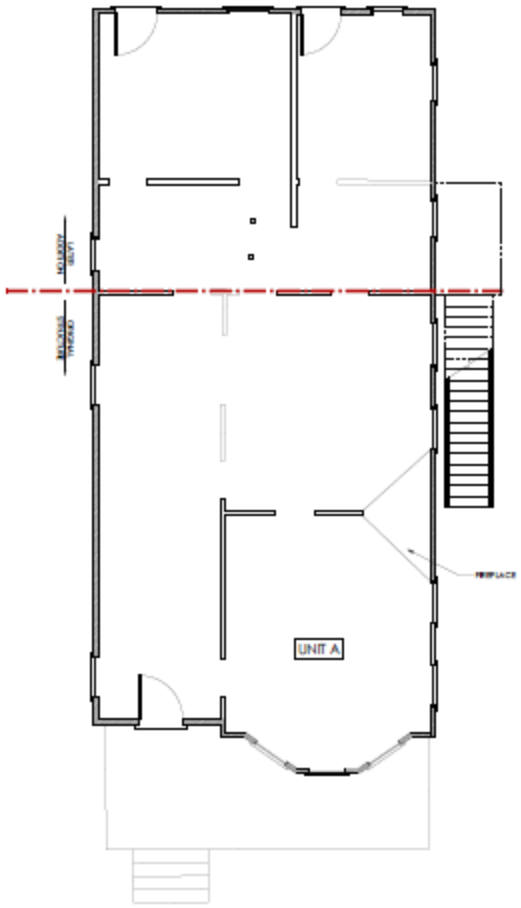
JFM

84 NASSAU

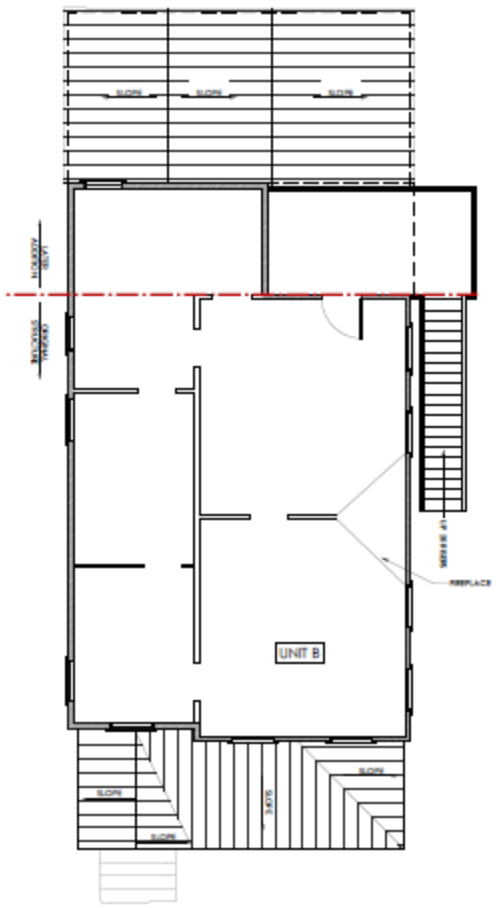
FOUNDRY ALLEY
EASTSIDE
CHARLESTON
SOUTH CAROLINA

SANBORN MAPS + EXISTING CONDITIONS

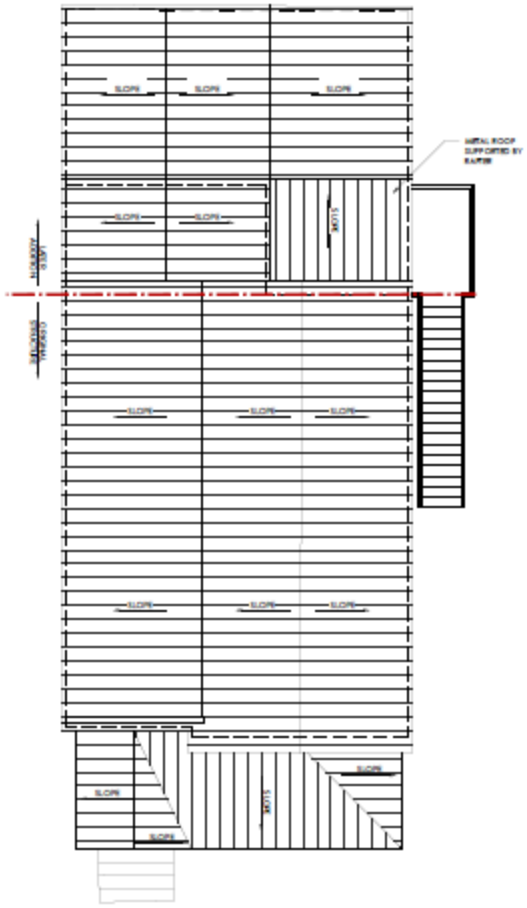
A-002



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

BYERS DESIGN GROUP

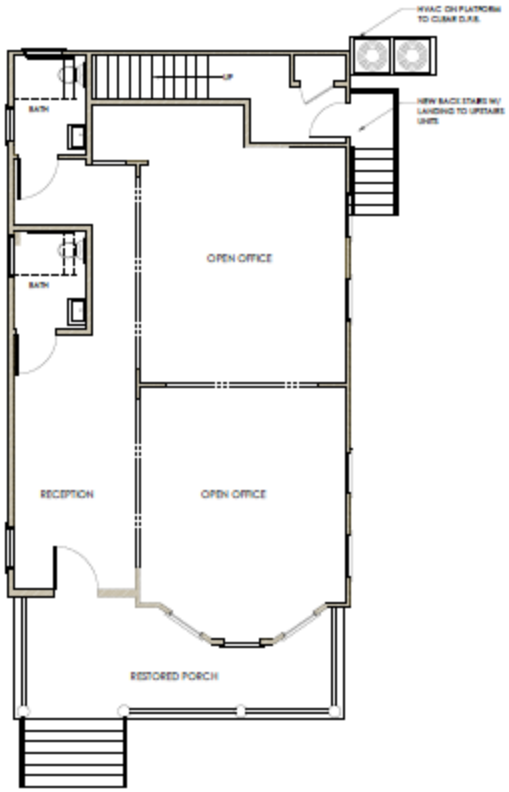
JFM ARCHITECTS

84 NASSAU

FOUNDRY ALLEY
EASTSIDE CHARLESTON
SOUTH CAROLINA

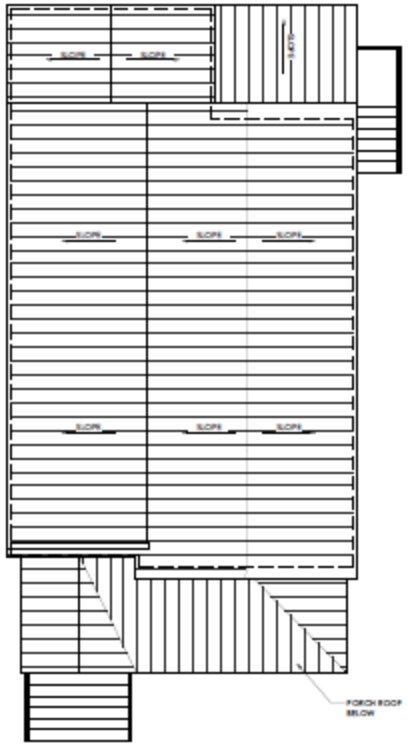
EXISTING FLOOR PLANS

A-101



PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

BYERS DESIGN GROUP

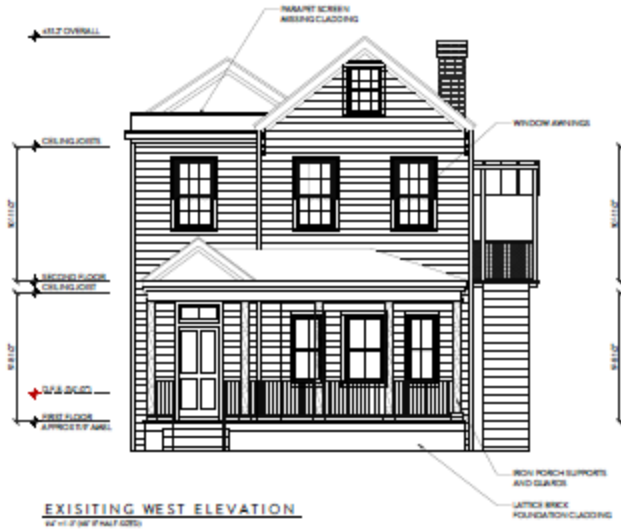
JFM ARCHITECTS

84 NASSAU

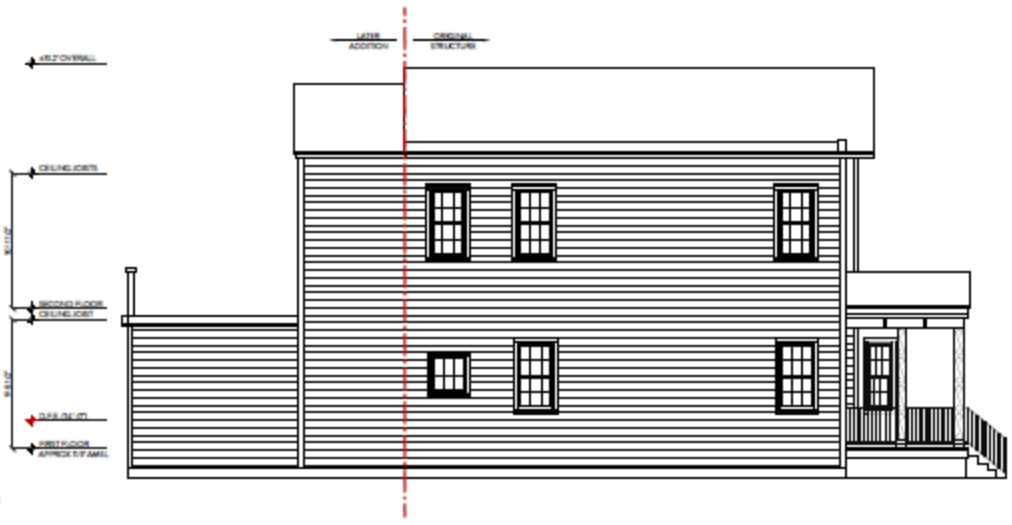
FOUNDRY ALLEY
EASTSIDE CHARLESTON
SOUTH CAROLINA

PROPOSED FLOOR PLANS

A-102

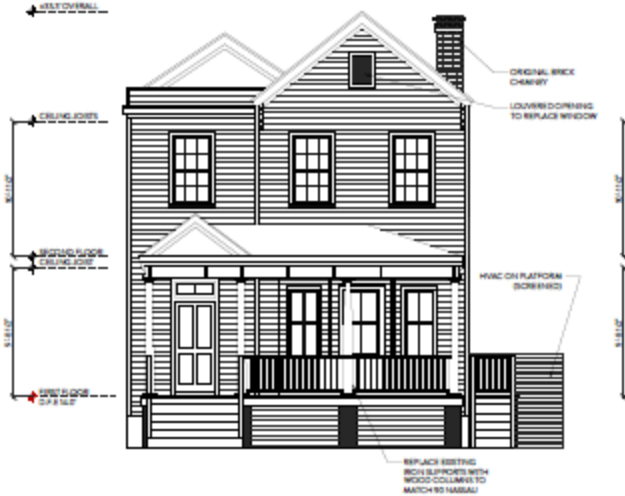


EXISITING WEST ELEVATION

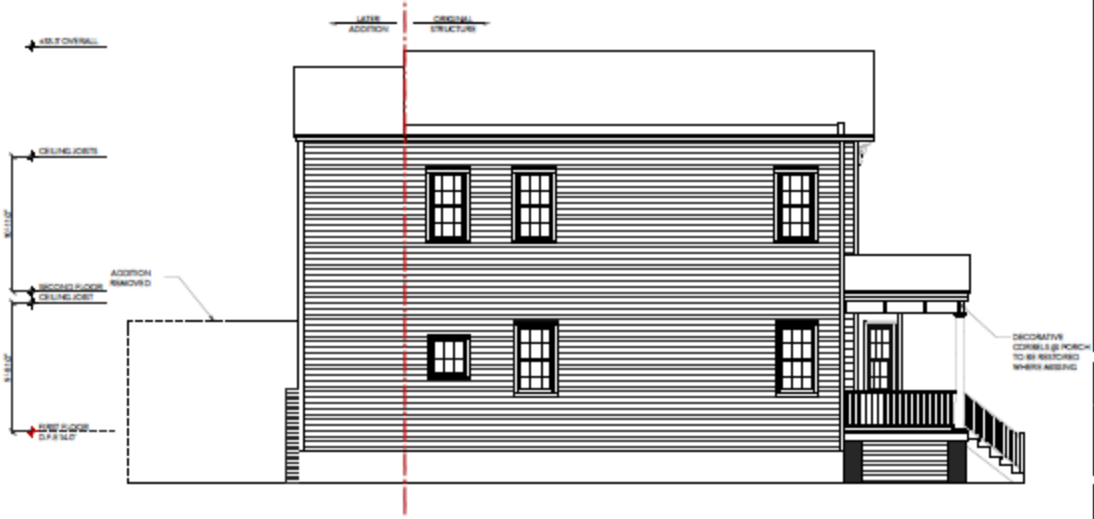


EXISTING NORTH ELEVATION

NOTE: HOUSE RAISED ±2.1' TO MEET CURRENT F.E.M.A. REQUIREMENTS



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

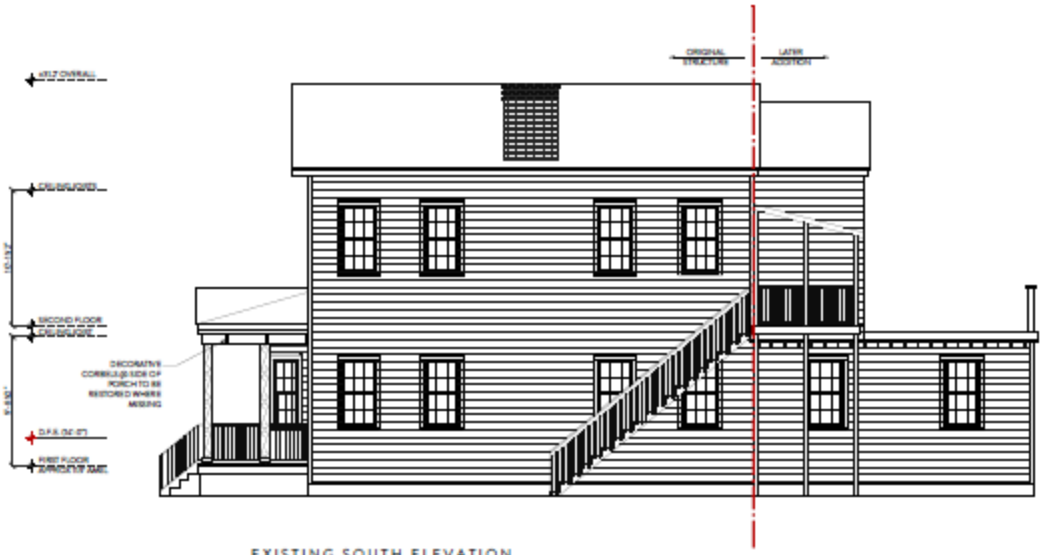
84 NASSAU

FOUNDRY ALLEY
EASTSIDE CHARLESTON
SOUTH CAROLINA

EXISTING + PROPOSED ELEVATIONS

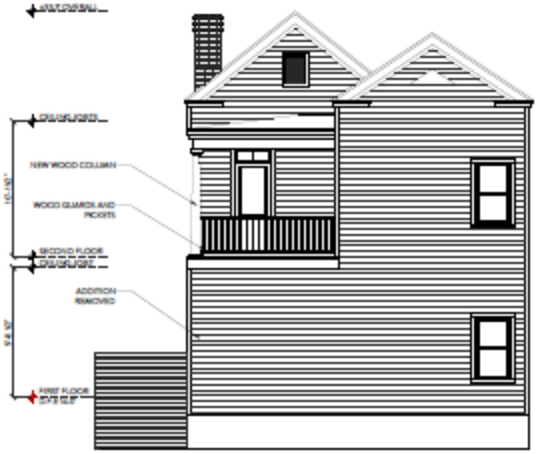
A-201

EXISITING EAST ELEVATION

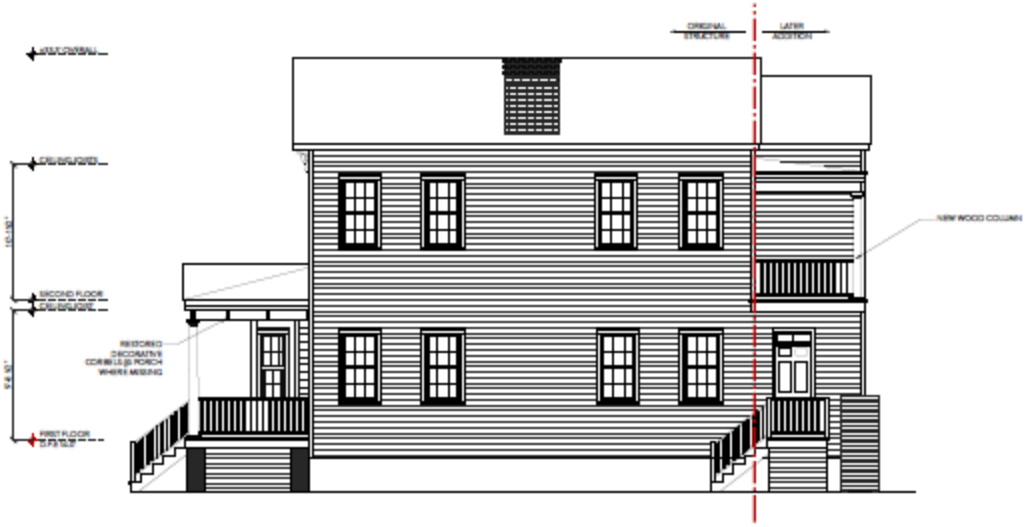


EXISTING SOUTH ELEVATION

NOTE: HOUSE RAISED ±2.1' TO MEET CURRENT F.E.M.A. REQUIREMENTS



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

84 NASSAU

FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

EXISTING + PROPOSED ELEVATIONS

A-202

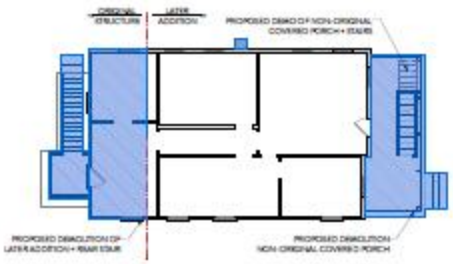
Agenda Item 12:

82 Nassau Street

Request approval for demolition of rear addition.

Category 4- / (East Side) / c. 1890's / Old City District- Lower

FIRST FLOOR DEMO PLAN

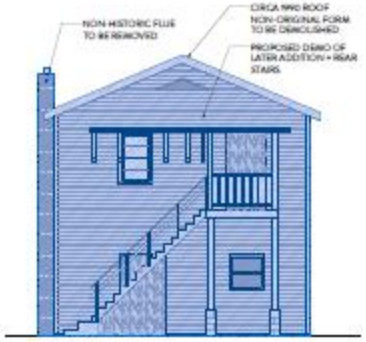


SECOND FLOOR DEMO PLAN

EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

- HISTORIC RESIDENCE, MOST RECENTLY 2-FAMILY
- WILL CONVERT BACK TO SINGLE FAMILY
- TO BE RAISED ±1.5' TO MEET F.E.M.A. REQ.
- ORIGINAL ROOF FORM TO BE RE-CONSTRUCTED
- LATER REAR ADDITION TO BE RE-DESIGNED

FRONT (NASSAU ST.) ELEVATION

REAR ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

82 NASSAU
PARTIAL DEMOLITION

FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

PROPOSED DEMOLITION

A-100

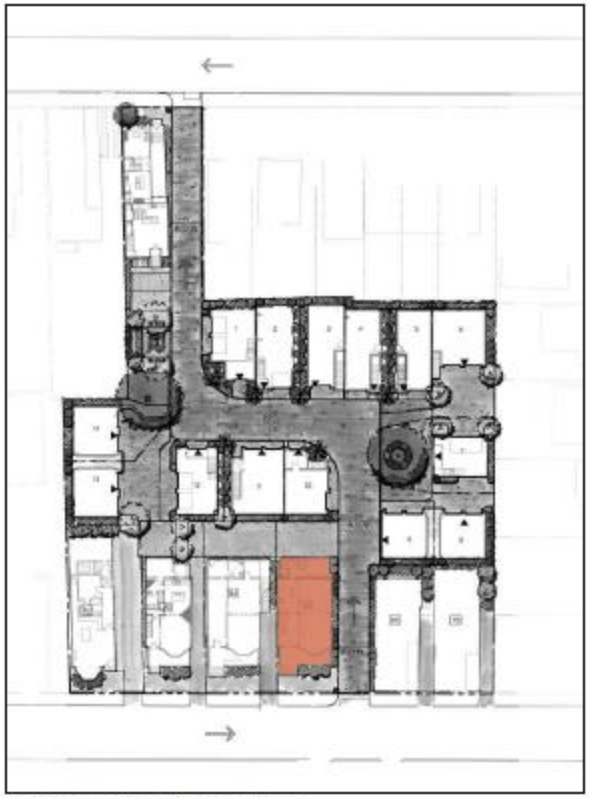
Agenda Item 13:

82 Nassau Street

Request conceptual approval for renovations to historic residence to include elevating building 1’-0”, new foundation, roof system and porch columns.

Category 4- / (East Side) / c. 1890’s / Old City District- Lower

AERIAL VIEW OF EXISTING CONDITIONS


OVERALL SITE PLAN: FOUNDRY ALLEY P.U.D.

RENOVATION OF EXISTING RESIDENCE*

82 NASSAU STREET

FOUNDRY ALLEY PLANNED UNIT DEVELOPMENT
CHARLESTON, SOUTH CAROLINA

TMS #: 459-05-04-174
ZONING DISTRICT: FOUNDRY ALLEY P.U.D.
GOVERNING CODE: IRC 2012
FLOOD ZONE: AE 13' (D.F.E. = 14.0')
EXISTING F.F.E.: APPROX. 12.8' T.B.V**

* NOTE:MOST RECENTLY CONFIGURED AS A DUPLEX; TO BE REVERTED TO SINGLE-FAMILY

** NOTE: STRUCTURE TO BE RAISED APPROX. 4.5' TO COMPLY WITH CURRENT F.E.M.A. REGULATIONS

DRAWING SCHEDULE:

BYERS DESIGN GROUP

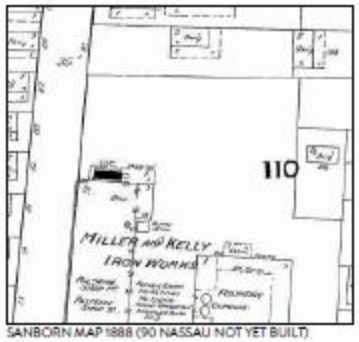
JFM

82 NASSAU

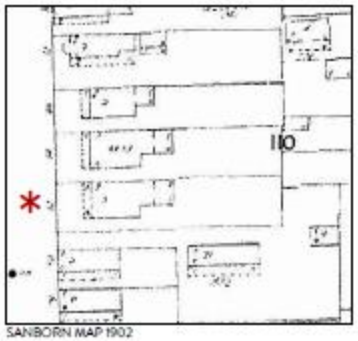
FOUNDRY ALLEY
EASTSIDE
CHARLESTON
SOUTH CAROLINA

TITLE + SITE PLAN

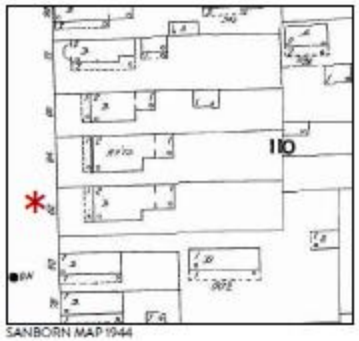
A-001



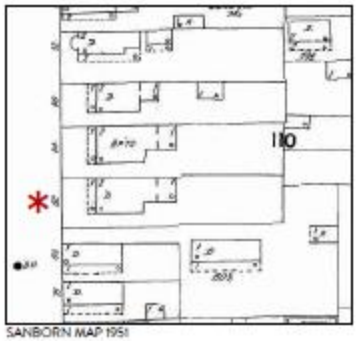
SANBORN MAP 1888 (90 NASSAU NOT YET BUILT)



SANBORN MAP 1902



SANBORN MAP 1944



SANBORN MAP 1951


VIEW OF FRONT PORCHES FROM NASSAU STREET


VIEW OF SOUTH ELEVATION FROM REAR OF PROPERTY


VIEW OF REAR (EAST) ELEVATION


VIEW OF NORTH ELEVATION FROM NASSAU STREET

BYERS DESIGN GROUP

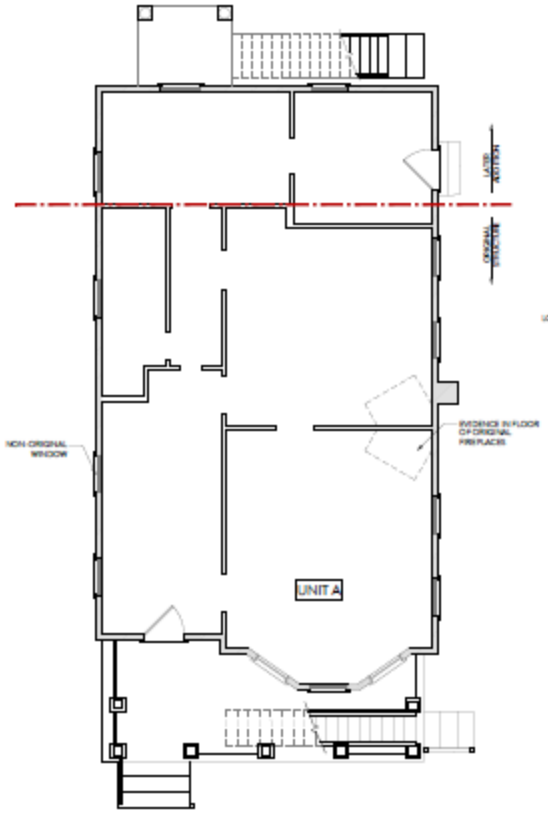
JFM

82 NASSAU

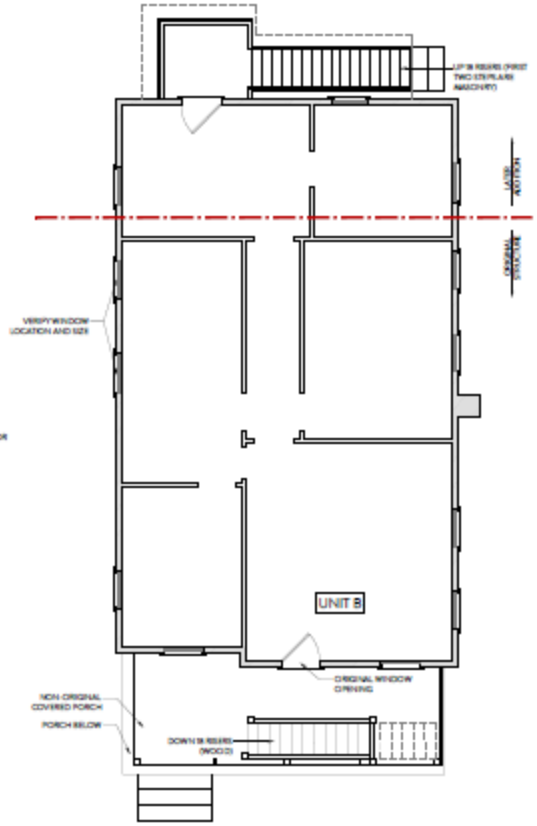
FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

SANBORN MAPS + EXISTING CONDITIONS

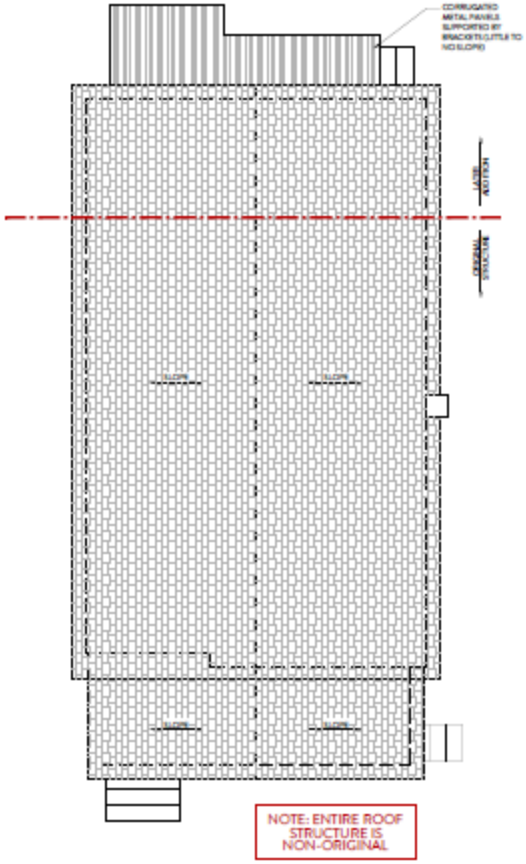
A-002



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

BYERS DESIGN GROUP

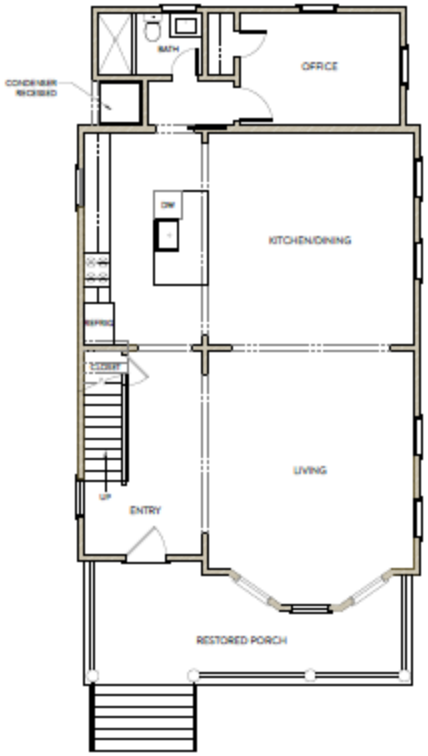
JFM ARCHITECTS

82 NASSAU

FOUNDRY ALLEY
EASTSIDE CHARLESTON
SOUTH CAROLINA

EXISTING FLOOR PLANS

A-101

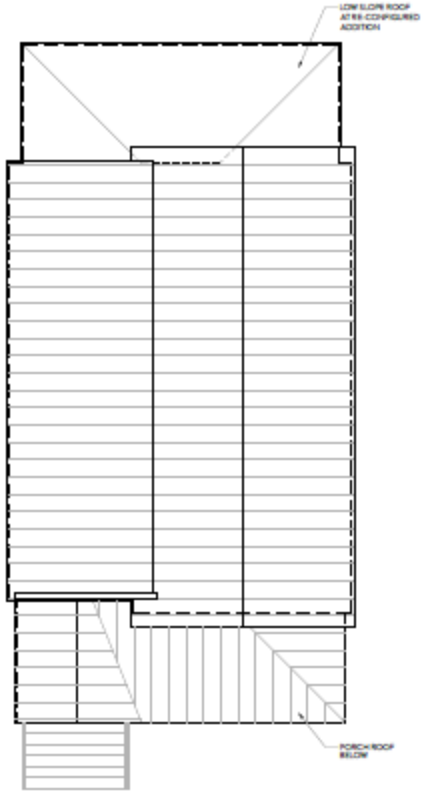


PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)

PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)



PROPOSED ROOF PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)

BYERS DESIGN GROUP

JFM ARCHITECTS

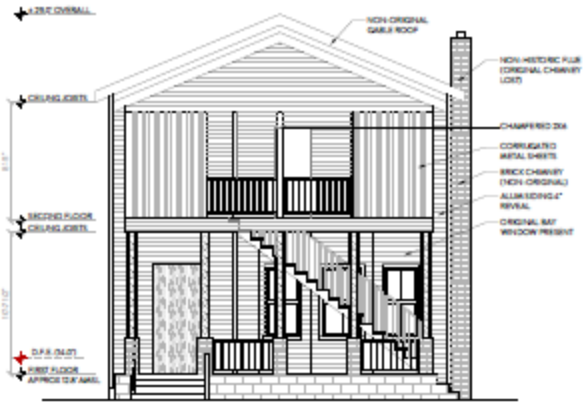
82 NASSAU

FOUNDRY ALLEY

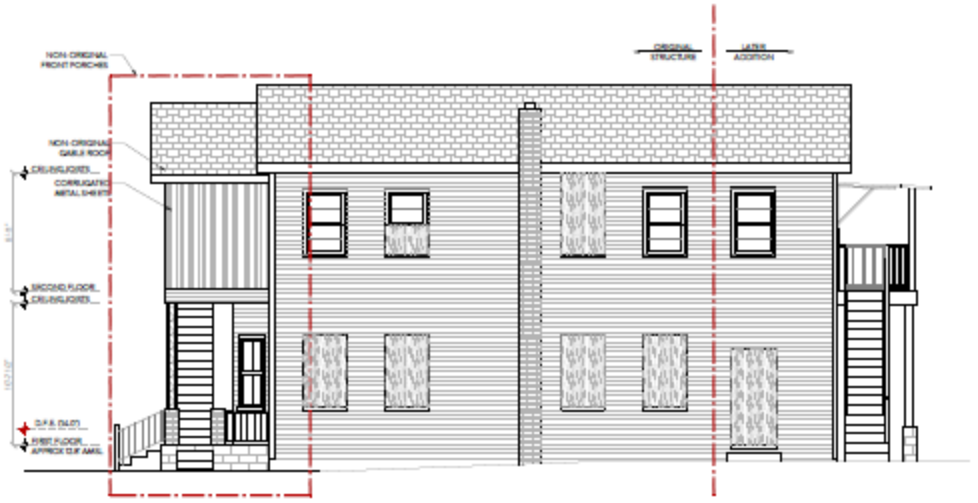
EASTSIDE CHARLESTON SOUTH CAROLINA

PROPOSED FLOOR PLANS

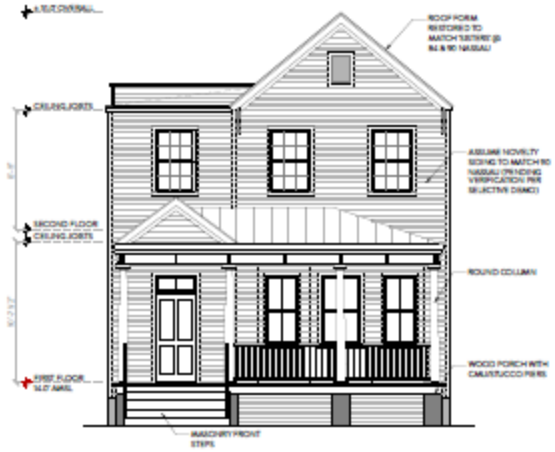
A-102



EXISITING WEST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

BYERS DESIGN GROUP

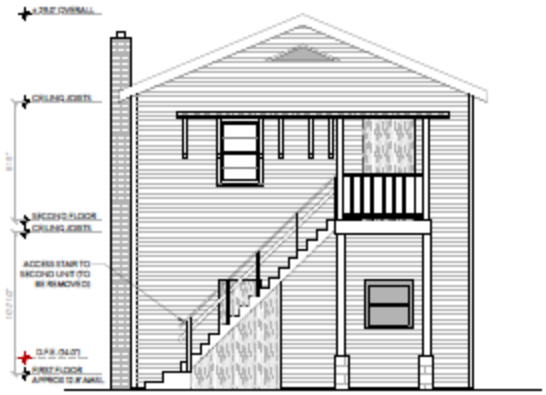
JFM ARCHITECTS

82 NASSAU

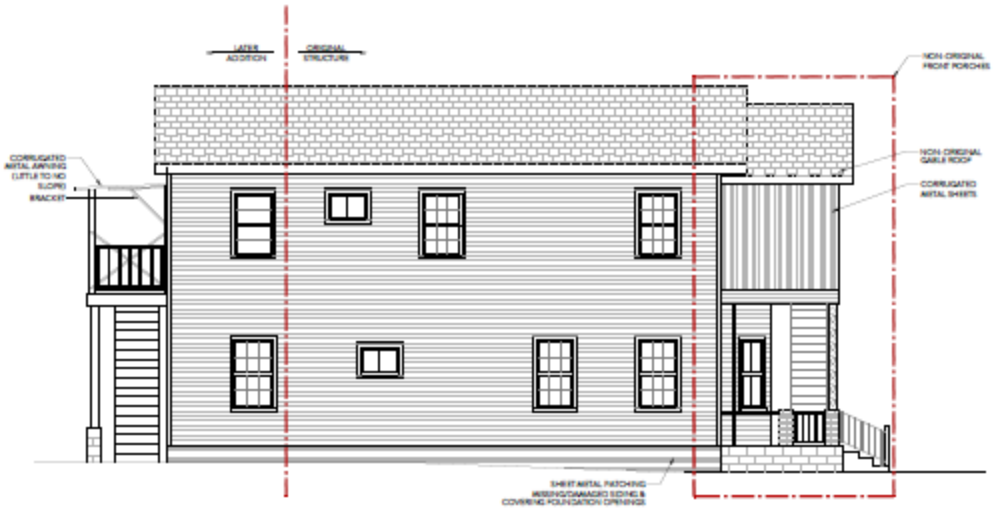
FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

EXISTING + PROPOSED ELEVATIONS

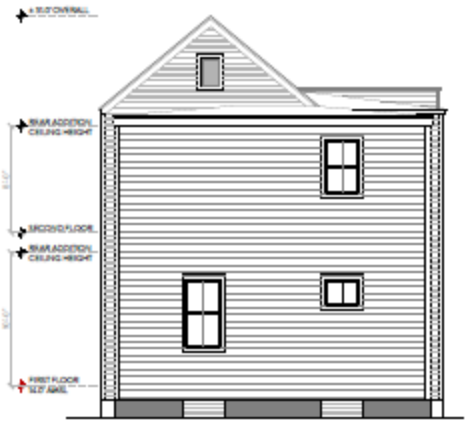
A-201



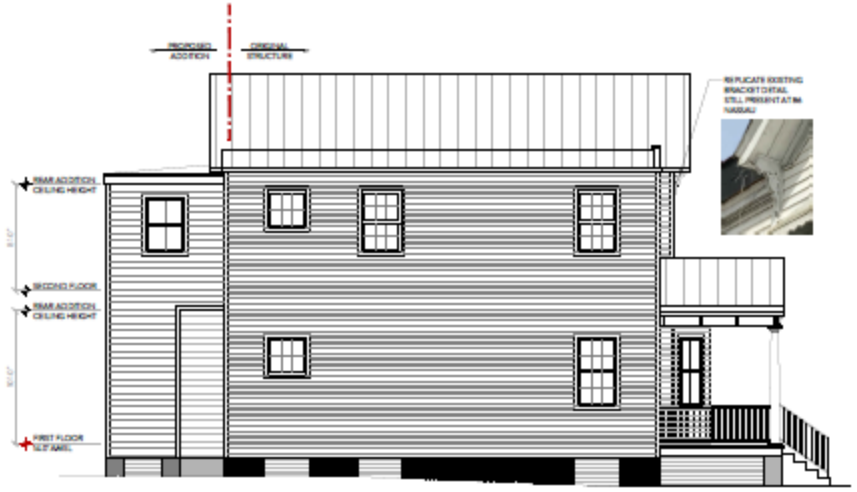
EXISITING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

82 NASSAU

FOUNDRY ALLEY
EASTSIDE CHARLESTON
SOUTH CAROLINA

EXISTING + PROPOSED ELEVATIONS

A-202

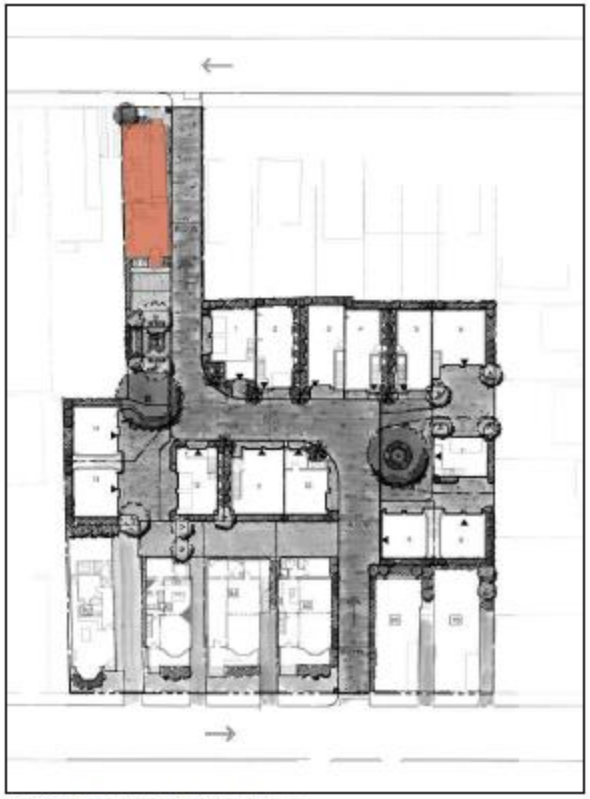
Agenda Item 14:

57 Hanover

Request conceptual approval for renovations to historic residence to include relocation of building closer to Hanover Street property line, elevating building 4’-6”, and restoration of piazza.

Category 4- / (East Side) / c. 1852-72 / Old City District- Lower

AERIAL VIEW OF EXISTING CONDITIONS


OVERALL SITE PLAN: FOUNDRY ALLEY P.U.D.


RENOVATION OF EXISTING DUPLEX

57 HANOVER STREET

FOUNDRY ALLEY PLANNED UNIT DEVELOPMENT
CHARLESTON, SOUTH CAROLINA

TMS #: 459-05-04-156
ZONING DISTRICT: FOUNDRY ALLEY P.U.D.
GOVERNING CODE: IRC 2012
FLOOD ZONE: AE 13' (D.F.E. = 14.0')
EXISTING F.F.E.: 9.5' *

* NOTE: STRUCTURE TO BE RAISED APPROX. 4.5' TO COMPLY WITH CURRENT F.E.M.A. REGULATIONS

DRAWING SCHEDULE:

BYERS DESIGN GROUP

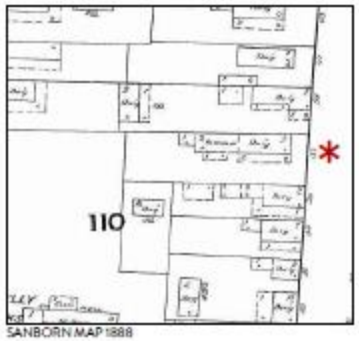
JFM

57 HANOVER

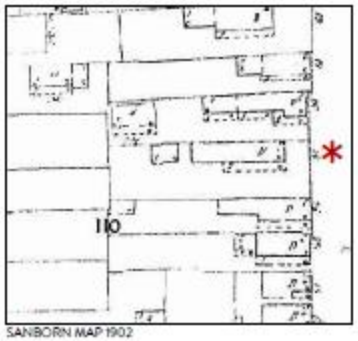
FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

TITLE + SITE PLAN

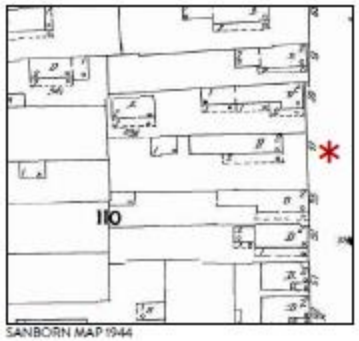
A-001



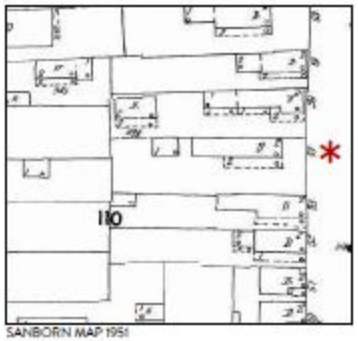
SANBORN MAP 1888



SANBORN MAP 1902



SANBORN MAP 1944



SANBORN MAP 1951


VIEW OF NORTH ELEVATION FROM HANOVER STREET


VIEW OF FRONT ELEVATION FROM HANOVER STREET


VIEW OF SOUTH ELEVATION FROM HANOVER STREET


VIEW OF REAR (WEST) ELEVATION

BYERS DESIGN GROUP

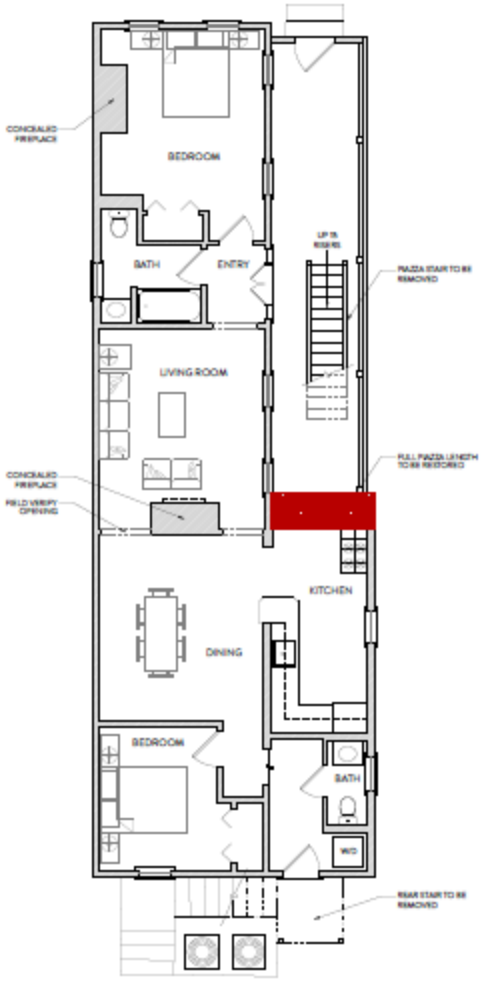
JFM

57 HANOVER

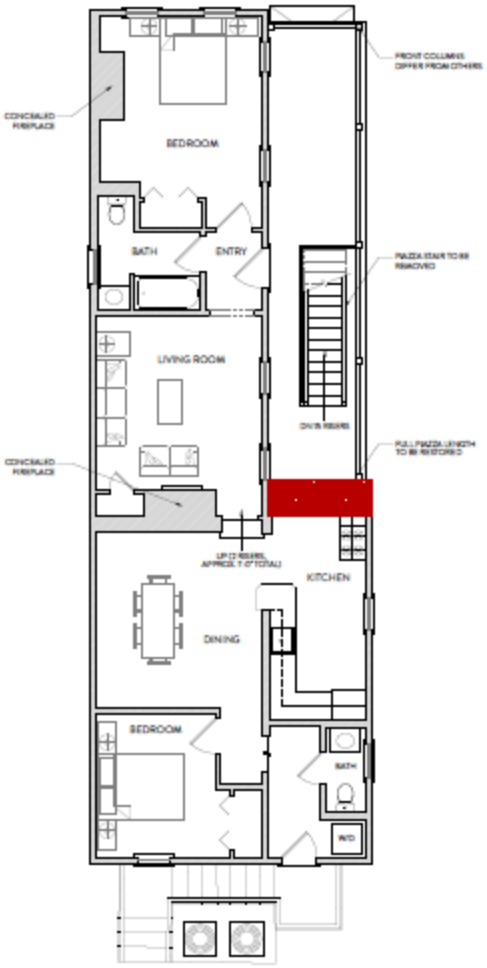
FOUNDRY ALLEY
EASTSIDE
CHARLESTON
SOUTH CAROLINA

SANBORN MAPS + EXISTING CONDITIONS

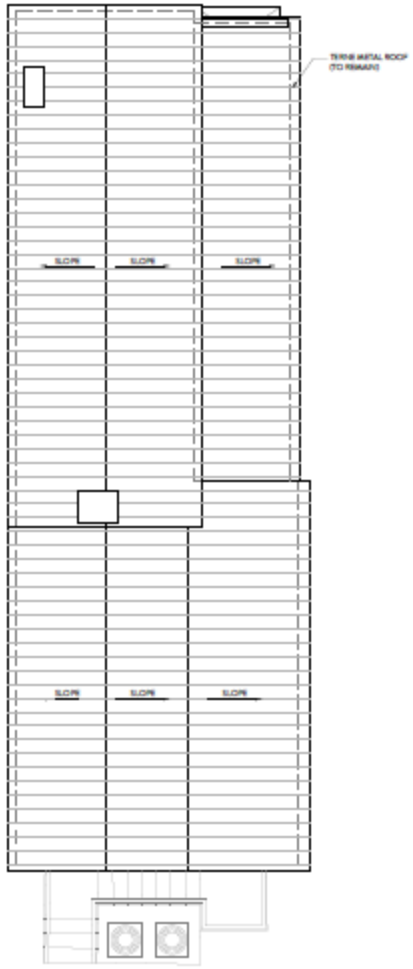
A-002



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

BYERS DESIGN GROUP

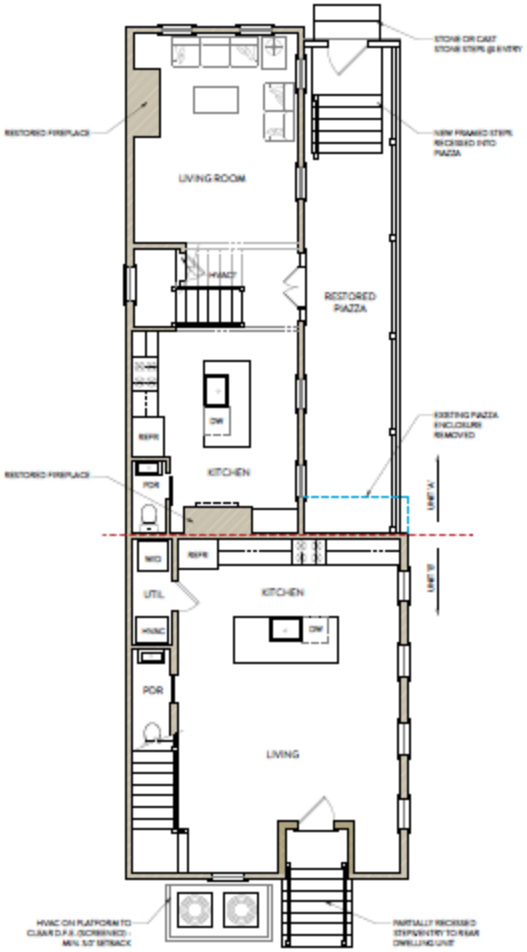
JFM ARCHITECTS

57 HANOVER

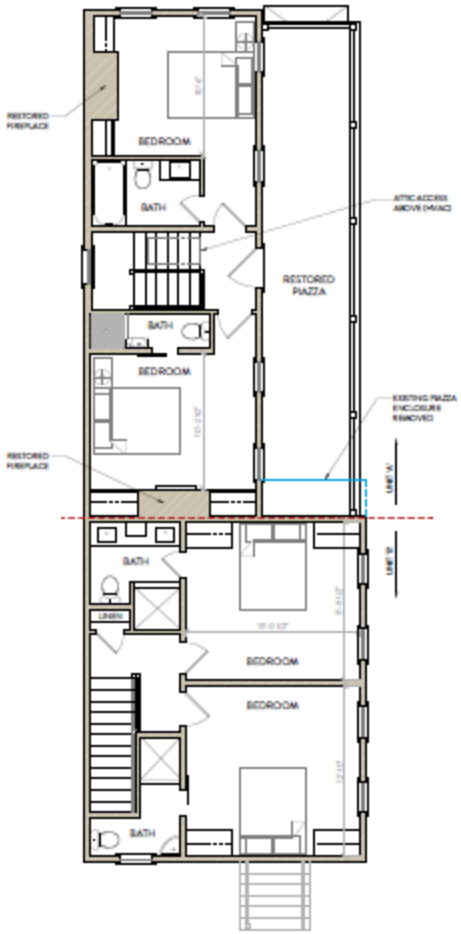
FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

EXISTING FLOOR PLANS

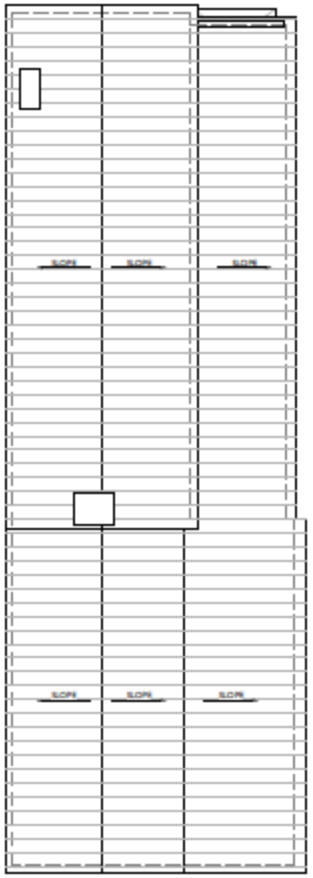
A-101



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

BYERS DESIGN GROUP

JFM ARCHITECTS

57 HANOVER

FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

PROPOSED FLOOR PLANS

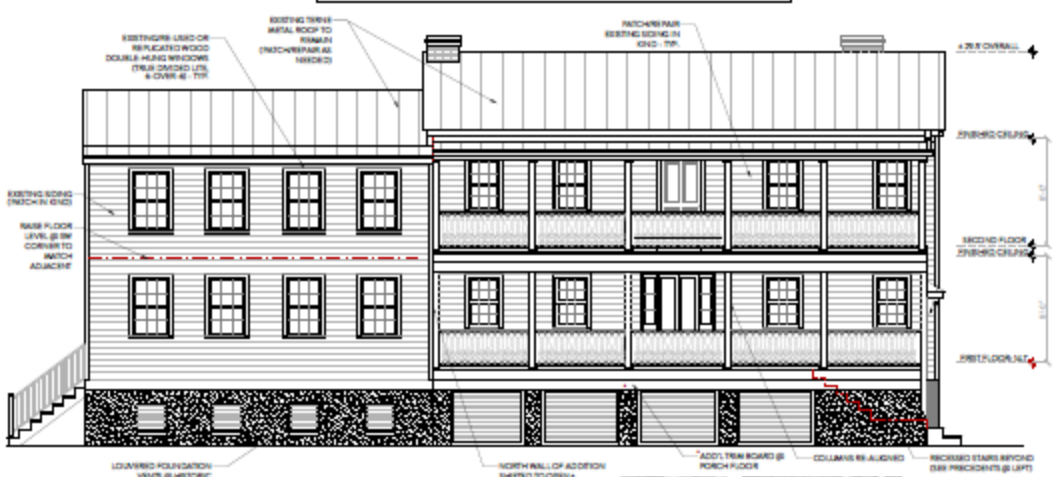
A-102

EXISITING EAST ELEVATION

EXISTING SOUTH ELEVATION

PROPOSED EAST ELEVATION

NOTE: HOUSE RAISED ±4.5' TO MEET CURRENT F.E.M.A. REQUIREMENTS



PROPOSED SOUTH ELEVATION

BYERS DESIGN GROUP

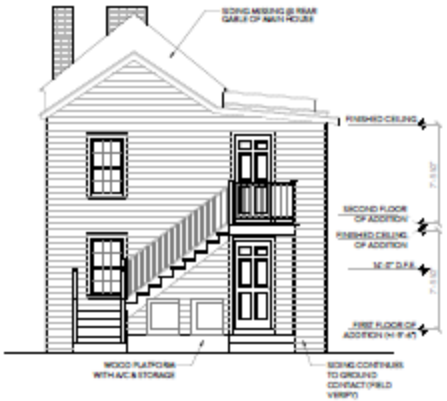
JFM ARCHITECTS

57 HANOVER

FOUNDRY ALLEY
EASTSIDE CHARLESTON SOUTH CAROLINA

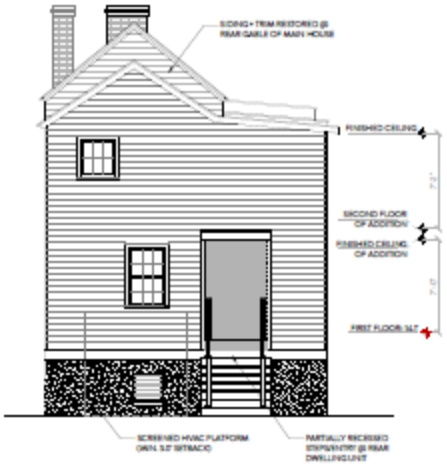
EXISTING + PROPOSED ELEVATIONS

A-201

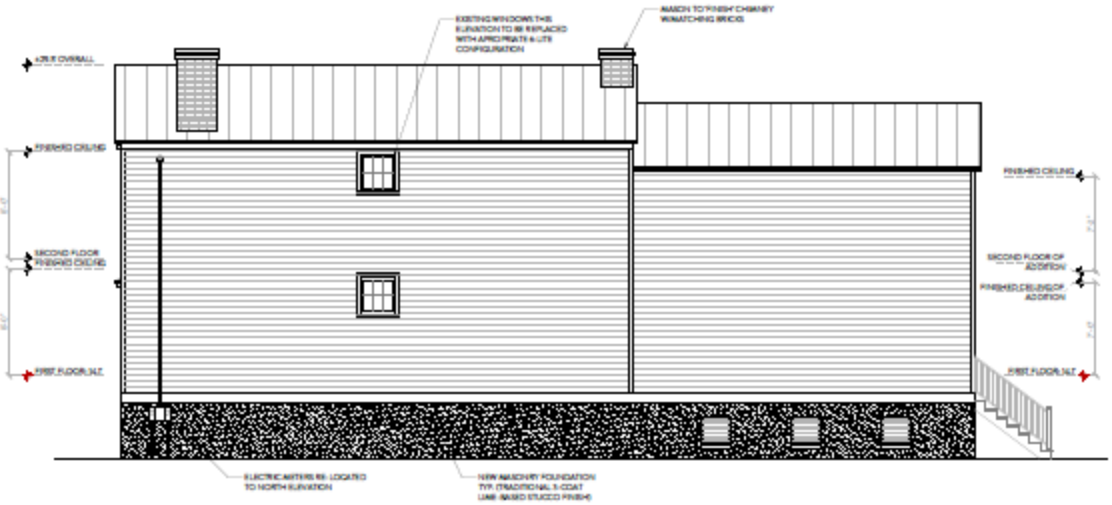


EXISITING WEST ELEVATION

EXISTING NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

BYERS DESIGN GROUP

JFM ARCHITECTS

57 HANOVER

FOUNDRY ALLEY
EASTSIDE CHARLESTON
SOUTH CAROLINA

EXISTING + PROPOSED ELEVATIONS

A-202